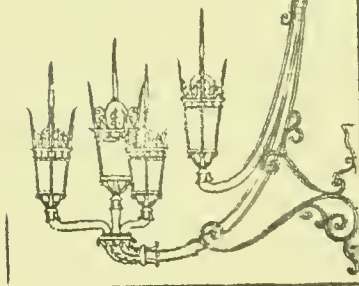


GOV DUC

BRA

465

BOSTON
PUBLIC
LIBRARY



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RA
765
✓

907. 16 12-4

Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

DEVELOPMENT PROCESS

3 IND

- 76,000 square feet of first class office space
- One and one half levels of below grade parking

Parcel 39A, Charlestown Navy Yard



Made by the Jamestown Place Limited Partnership to the
Boston Redevelopment Authority

June 16, 1988



June 23, 1988

Mr. Paul McCann
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
Boston, MA 02201

Dear Paul,

Enclosed please find two copies of the development proposal made by the Jamestown Place Limited Partnership for Parcel 39A in the Charlestown Navy Yard.

Please do not hesitate to contact me should questions arise.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dennis J. Morgan".

Dennis J. Morgan
Managing General Partner

Enclosure

DJM/b

Introduction

- I. Letter of Interest and Development Proposal
- II. Architectural Renderings
- III. Architect's Background and Prior Projects
- IV. Engineering Services
- V. General Contractor

Letter of Interest and Development Proposal

Mr. Stephen Coyle
Director, Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, MA 02201

**Re: Letter of Interest and Development Proposal
Parcel 39A, "Jamestown Place"
Charlestown Navy Yard**

Dear Mr. Coyle:

The Jamestown Place Limited Partnership is pleased to present its development proposal for new construction on Parcel 39A in the Charlestown Navy Yard. The Partnership's plan calls for the construction of 76,000 square feet of first class office space to be built in a six and one half story structure and christened "Jamestown Place". Mindful of our responsibilities to the Charlestown community and to the city as a whole, the Partnership further proposes on its part a \$450,000 donation to be used for three purposes. \$200,000 of these funds will be used to help establish a "revolving loan fund" to assist first time Charlestown home buyers in purchasing a home. The idea behind the proposal would be to grant loans at little or no interest to local residents to use as equity in purchasing their home. The high cost of a down payment remains the single biggest impediment for today's prospective homebuyers. Those taking advantage of this fund would re-pay into the loan source at a pre-determined point in time, thus helping the fund to grow and assist more and more people to buy a home. Deed restrictions on re-sale proceeds would prevent speculation and quick profits to clients. The second part of the Partnership's community donation stems from an idea first raised in discussions with the Charlestown Neighborhood Council. St. Catherine's Church, which has been supported by working class people in Charlestown for decades, is now badly in need of extensive renovations to its physical plant. Accordingly, the Jamestown Place Limited Partnership proposes to make a \$200,000 grant to St. Catherine's in order to assist in the Church's continued efforts to serve as a source of stability and guidance in the community. Finally, the Jamestown Place Limited Partnership proposes a \$50,000 donation to the Michael P. Quinn Scholarship, honoring one of Charlestown's finest young men who died in the service of his country in the Vietnam War. The Quinn Scholarship annually assists those young people in Charlestown who are deserving of support in their educational pursuits.

THE PROPOSAL

It is the proposal of the Jamestown Place Limited Partnership to construct 76,000 square feet of first class office space on Parcel 39A. Beneath the new Building 39A would be one and one half levels of parking. The building itself would reflect the qualities of the surrounding architecture, both in design and materials. Building 39A would occupy virtually the entire ground area of the parcel bounded by First and Second Avenues and Ninth Street and Building 39. The materials used in the construction of Building 39A would be complementary to those used in surrounding structures; these materials would emphasize brick and granite, while also taking advantage of newer items such as precast concrete. The design of the building offers a thoughtful adaptation of the best of many of the surrounding structures combining them in a harmonious and workable blend.

The facades of Building 39A are reflective of the synthesis of several generating forces. The base of the building is granite block and stops at a wide band which is identical in width and height to the granite datum on the existing Building 39. Similarly, the lower cornice of 39A matches that of Building 39, thereby continuing a strong pediment along the Second Avenue street elevation. These two cornices, located at levels of forty eight feet and sixty eight feet respectively, provide further complement to its immediate neighbor, Building 39. The roof is a slate-covered hip and is derived from its immediate neighbors. All fenestration, proportions, materials and details reflect the historic fabric of its context.

THE DEVELOPMENT TEAM

The Jamestown Place Limited Partnership has assembled an experienced and well qualified development team. The Partnership is a wholly owned subsidiary of the Kendall Development Corporation and its President, Mr. William Ezekiel. Kendall is also developing Building 62 in the Charlestown Navy Yard, "the Captain Bainbridge House", transforming that historic structure in 33,850 NSF into a modern, full service health and fitness facility and first class office space. Directing the development team as Consultant and Managing General Partner for Jamestown Place will be Mr. Dennis Morgan of Morgan Associates, Ltd. of Boston. Morgan Associates has successfully developed several multi family and single family home projects, as well as a number of commercial ventures. Of particular significance is the successful historical rehabilitation of Building 120 in the Charlestown Navy Yard, the "John Paul Jones House", transforming that former dispensary into a fully leased, first class office building.

The design of Building 39A is a product of Donnelly Mangel Architects of Boston, Massachusetts. Mr. Paul Donnelly brings his fifteen years of professional experience as an Architect and Engineer to this project. In addition to serving as Principal in Donnelly Mangel Architects, Mr. Donnelly serves as a faculty member of Roger Williams College. Previously, Mr. Donnelly has served on the faculty of Boston College and the Boston Architectural Center. Mr. Donnelly has extensive experience in the area of historic rehabilitation. Of particular note in this concern is Mr. Donnelly's design for the rehabilitation and restoration of the Adams House in Quincy, Massachusetts, for which he received a Preservation Award from the Massachusetts Historic Commission. Among his other historical rehabilitation projects are Damon Mill in Concord, Massachusetts and the Longfellow Bridge in Boston, Massachusetts.

Mr. Brent Mangel is the other Principal of Donnelly Mangel Architects. Mr. Mangel holds a Bachelor's degree from both the Boston Architectural Center and Bowling Green State University. Mr. Mangel's professional experience includes serving as principal of Riverview Commons, a newly constructed two hundred twenty unit condominium complex in Andover, Massachusetts, as well as his association with a newly built one hundred fifty unit condominium complex in Braintree, Massachusetts.

Engineering services for the project are being provided by Cygna Engineering. Headquartered in San Francisco and with major satellite offices throughout the United States, Cygna's Boston office is managed by Mr. William Pineo, P.E.. Mr. Pineo will oversee all engineering disciplines while serving as Project Manager for Building 39A. Mr. Pineo is a member of the Boston Civic Design Commission, a Past President of the Boston Association of Structural Engineers and maintains professional affiliations with the American Society of Civil Engineers, the American Institute of Steel Construction and American Concrete Institute. Cygna has represented such major clients as the United States Naval Academy, Amtrak, Boston Edison, Harvard University, the Veteran's Administration and Digital Equipment.

The General Contractor for Jamestown Place will be the Dorchester based firm, Lee Kennedy Company, Inc.. The Kennedy Company is one of the leaders in the Massachusetts construction industry, with a diverse portfolio to its credit. The Kennedy Company has exhibited its skills in new construction projects such as the Mirimar School condominium project in Duxbury, Massachusetts and Copley Place, as well as such downtown restoration projects as 20 Winthrop Square and 45 Milk Street.

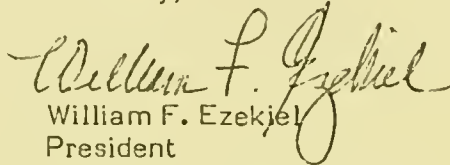
"JAMESTOWN PLACE"

In choosing a name reflective of the nautical heritage of the Charlestown Navy Yard and the port of Boston, "Jamestown Place" pays honor to the Men of War and merchant ship which called Boston their home port and the generous spirit of a young nation. The warship **U.S.S. Jamestown** was commanded by one of the nation's most honored and famed seafarers, Captain Robert Bennett Forbes. According to the Boston Marine Society, "The failure of the potato crop caused a severe famine in Ireland in 1846-47 and aid amounting to \$151,007.05 was provided by the New England Committee for the Relief of the Distressed Poor of Ireland ... Captain Forbes headed the list of prominent names on a petition to the Congress asking for the loan of a warship in which to transport the goods and use of the **U.S.S. Jamestown** was granted on 3 March 1847. Loading started on 17 March and the **Jamestown** sailed from Boston on 28 March with Captain Forbes in command ... The **Jamestown** dropped her anchors in Cork Harbor 15 days and 3 hours out of Boston, a remarkable passage that few packets at any season have bettered ... This was the first instance of the United States giving aid to a foreign country.

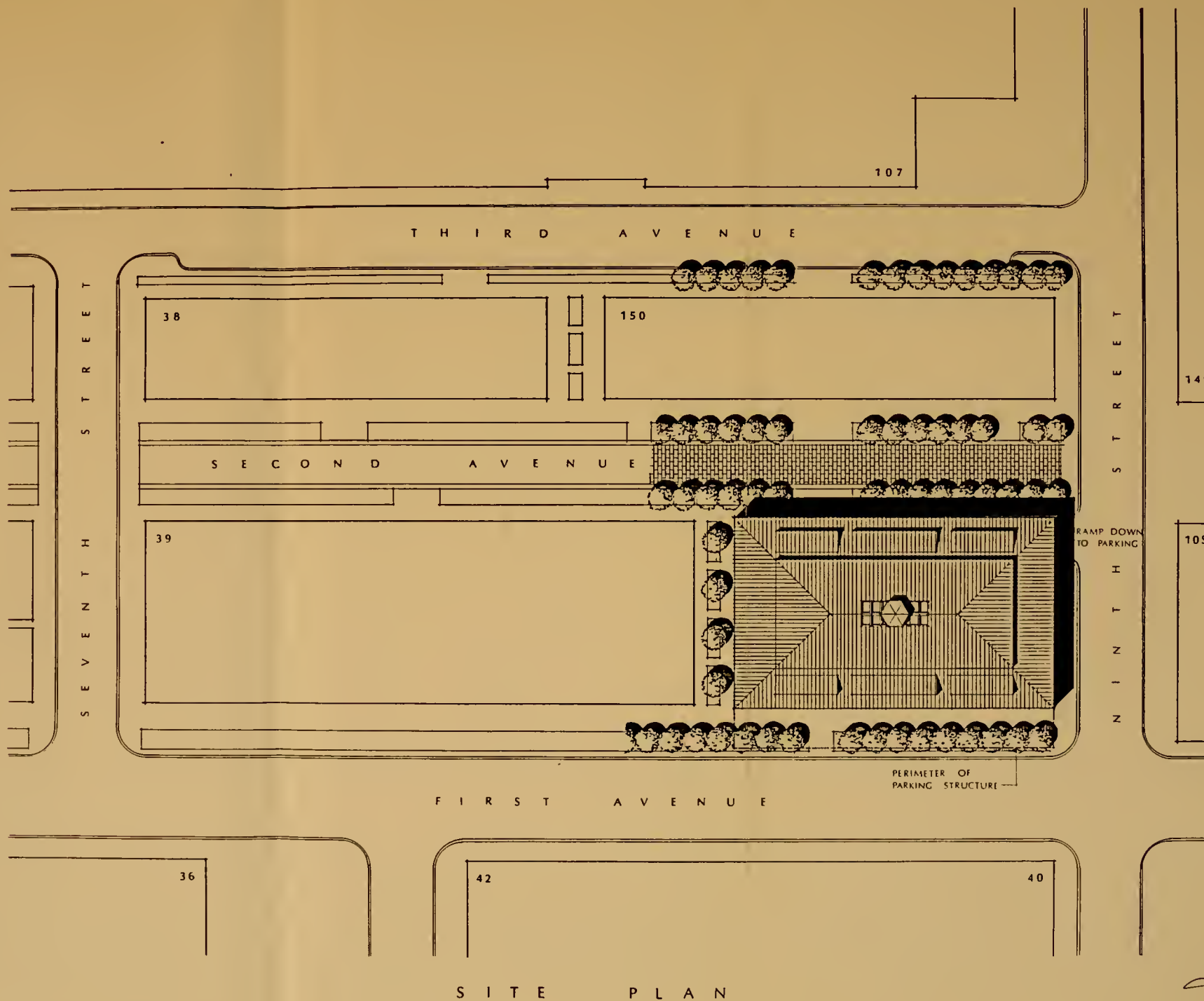
Thus, to commemorate that mission of mercy from the United States to Ireland, a mission financed in no small part by the Irish immigrants who had come to call Boston home, and the ship that made the voyage, we are proud to christen our proposed building, "Jamestown Place".

The Jamestown Place Limited Partnership is proud to offer this proposal to the Boston Redevelopment Authority for its review and consideration. We look forward to the opportunity to work with you.

Sincerely,


William F. Ezekiel
President
Kendall Development Corp.

Architectural Renderings



JAMESTOWN PLACE

CHARLESTOWN
NAVY YARD

BOSTON MASSACHUSETTS



PARCEL
39A

Date June 23 1988

By _____ Checked _____

Scale _____ P. of No. _____

Title
SITE PLAN





ELEVATION NINTH ST.



ELEVATION SECOND AVE

JAMESTOWN PLACE

CHARLESTOWN

NAVY YARD

BOSTON MASSACHUSETTS

**DONNELLY
MAUGEL
ARCHITECTS**
Copyright House
81 Newbury Street
Boston, Massachusetts
02116

**CYNA
CONSULTING
ENGINEERS**
206 CONGRESS STREET
BOSTON, MA 02210

P A R C E L
39A

Date June 23, 1988

By _____ Checked _____

Scale 1" = 10'-0" Proj. No. _____

Title
ELEVATIONS

JAMESTOWN PLACE

CHARLESTOWN

NAVY YARD

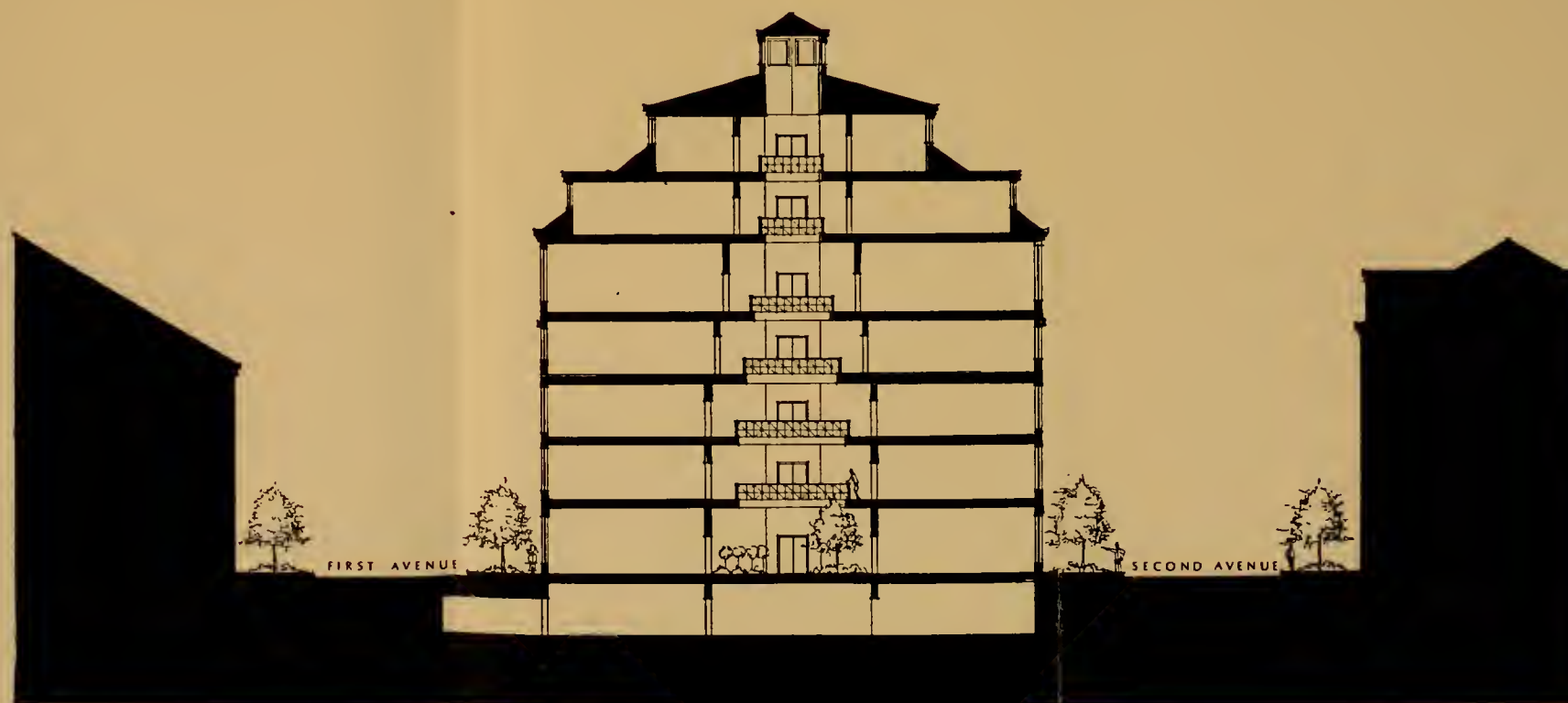
BOSTON MASSACHUSETTS

**DONNELLY
MAUGEL
ARCHITECTS**
Courtright House
81 Newbury Street
Boston, Massachusetts
02116

**CYNA
CONSULTING
ENGINEERS**
286 CONGRESS STREET
BOSTON, MA 02210



PERSPECTIVE



SITE SECTION

P A R C E L
39A

Date June 23, 1988

By _____ Checked _____

Scale _____ Proj No _____

Title
SITE SECTION
PERSPECTIVE

Architect's Background and Prior Projects



Description

Donnelly Maugel Architects is a multi-disciplined design firm with significant experiences in the fields of commercial developments, multi-unit residential complexes and renovation including historic restorations. Mr. Donnelly and Mr. Maugel have over 25 years of combined work experience in publicly and privately funded projects and have exhibited consistent sensitivity to New England contextualism and urban and suburban planning principles.

The firm's in-house staff has expertise in the fields of planning, interior design and graphics and offers complete professional architectural and structural engineering services. The firm has demonstrated its capability to respond to budgetary and scheduling constraints on projects ranging in construction costs from \$40,000 to \$12,000,000.

Mr. Donnelly and Mr. Maugel maintain constant involvement in all major projects from the program phase through construction administration. Mr. Maugel's planning and programming expertise and Mr. Donnelly's academic and technological experiences provide a broad foundation of architectural knowledge for executing complex design problems with understanding and efficiency.



Paul J. Donnelly, Architect

Introduction

Mr. Donnelly is registered as both an Architect and a Professional Engineer in the Commonwealth of Massachusetts. Mr. Donnelly has over fifteen years experience as a sole practitioner and as a member of architectural and engineering firms in Massachusetts and New York. He has extensive experience in restoration of buildings listed on the National Registry of Historic Places, as well as experience in housing, resort condominiums, retail stores, industrial buildings, commercial buildings and correctional facilities.

Representative Projects

Brant Point Courtyard Condominiums of Nantucket Island were designed by Mr. Donnelly. Brant Point Courtyard Condominiums articulate a pre-established Nantucket design idiom while meeting modern expectations of a leisure facility.

Recently Mr. Donnelly and Mr. Mangel completed Design and Construction Documents for a Clubhouse and 220 units of housing in Andover for John M. Corcoran Co. The drawings produced were superbly clean and accurate for the purposes of reducing uncertainties in the bid process and field changes during construction. This high quality work was completed in 12 weeks in response to client time constraints.

Mr. Donnelly was the Architect for the rehabilitation and restoration of the Adams Building in Quincy, Massachusetts for which he received a Preservation Award from the Massachusetts Historical Commission. Prominently located in Quincy Center, this project involved working with the local Building Department, the Quincy Historical Society, the Mass. Historical Commission, and the U.S. Department of the Interior.

Mr. Donnelly was the Architect for the rehabilitation and restoration of the deteriorating, six story Damon Mill in Concord, Massachusetts. The rehabilitation of the building into office condominiums required obtaining the Mass. Historical Commission's approval for all changes and resolving the site's watershed problem.

Mr. Donnelly was recently designated as the Architect for the restoration of the Longfellow Bridge in Boston, Massachusetts.

Professional Background

B. Arch., Boston Architectural Center, 1978
M.S., Columbia University, 1970
B.S., Northeastern University, 1968
Faculty, Roger Williams College, 1985-Present
Faculty, Department of Fine Arts, Boston College, 1982-83
Faculty, Boston Architectural Center, 1975-81
Member, Massachusetts Council on the Arts & Humanities, 1980-86
Registered Architect in Massachusetts
Registered Engineer in Massachusetts



Brent A Mangel, Architect

Introduction

Mr. Mangel is registered as a professional Architect in Massachusetts and has over ten years of experience in architectural design and programming for a variety of project types including reuse. His responsibilities have also included all phases of design and project management in municipal facilities, office buildings, residential developments, transportation facilities and health care facilities.

Representative Projects

Mr. Mangel was co-principal in charge of Riverview Commons, a 220 unit housing project now under construction in Andover, Massachusetts. His responsibilities included design, construction documents and interior design for the project.

Mr. Mangel is currently designing a 30,000 square foot office building, a 300 seat restaurant and a health club at the Damon Mill complex in Concord, Massachusetts, where contexturalism and site amenities (Assabet River and Canal) play a major role in the program/design phase.

Mr. Mangel was responsible for construction documentation on the Braintree Condominiums project for Patrick F. Walsh Co. This was a \$12,500,000 development of 150 luxury townhouse condominiums.

Prior to founding Donnelly Mangel Architects, Mr Mangel was Associate in charge of the following projects

-North Station Green Line MBTA Station	\$90,000,000
-Municipal Parking Facility, East Cambridge	\$ 4,000,000
-Spitbrook III Office Building, Digital Equipment Co.	\$15,000,000
-King Street Engineering/Office Building, Digital Co.	\$13,000,000
-Flanders Road Office Building, RFT Properties	\$ 3,000,000
-Lechmere MBTA Station	\$20,000,000
-Maquire Street Office Building, Lexington	\$ 2,000,000
-Portside Mixed-use development, Philadelphia	\$65,000,000

Professional Background

B. Arch., Boston Architectural Center, 1981
B.S. in Technology, Bowling Green State University, 1976
Design Instructor, Boston Architectural Center
Member, Boston Society of Architects
Registered Architect in Massachusetts



Related Projects and References

Project

Reference

Riverview Commons Clubhouse and Housing
Andover, MA
(\$12,000,000)

John M. Corcoran
Owner
(617) 696-0275

Townley Residence
Dover, MA
(\$1,000,000)

Brad and Martha Townley
Owner
(617) 226-5861

Damon Mill Restoration
Concord, MA
(\$3,100,000)

William Sullivan
Owner
(617) 369-7337

Adams Building Restoration
Quincy, MA
(\$1,200,000)

James Lydon
Director of Planning
Quincy, MA
(617) 773-1380

Brant Point Courtyard Condominiums
Nantucket, MA
(\$750,000)

William Cameron
Owner
(617) 228-1999

Atrium Building
Quincy, MA
(\$700,000)

Mr. Kenneth Kaplan
Kaplan Corporation
Builder
(617) 232-3300

Braintree Condominiums
Braintree, MA
(\$12,500,000)

Mr. Patrick F. Walsh
Patrick F. Walsh & Sons
Owner

Salem Armory Re-Use Study
Salem, MA

Mr. Gerard Kavanaugh
Director of Planning
Salem, MA

South Station Headhouse
Re-Use Schematic Design
Boston, MA

Mr. Mark Dickinson
Braintree, MA
(617) 770-1955

Various Office Building Additions and
Renovations

Mr. Richard Hutchinson
Nordblom Co.
(617) 272-4000



ADAMS BUILDING
Quincy, Massachusetts



ADAMS BUILDING
Quincy, Massachusetts



ADAMS BUILDING
Quincy, Massachusetts



ADAMS BUILDING
Quincy, Massachusetts



BRANT POINT COURTYARD
Nantucket, Massachusetts



BRANT POINT COURTYARD
Nantucket, Massachusetts





ATRIUM BUILDING
Quincy, Massachusetts



ATRIUM BUILDING
Quincy, Massachusetts



Engineering Services



CYGNA CONSULTING ENGINEERS QUALIFICATIONS & EXPERIENCE

[illegible]

The Cygna Corporation is a multidisciplined consulting firm comprised of 350 professionals.

Cygna offers a unique approach to solutions for the client by use of a stringent quality assurance program.

Cygna's success is a testament to a philosophy of strong principal involvement, highly selective staffing, intensive internal training, a commitment to excellence, and a respect for time and cost limitations.

Founded in 1973, Cygna began with a commitment to engineering excellence. Cygna still maintains that commitment today.

Over the years, Cygna has undertaken numerous challenges in various industries. After a thousand projects and national growth to three hundred fifty professionals in thirteen offices, Cygna is prepared to solve an array of engineering problems and needs.

At Cygna, licensed engineers are supported by system specialists, researchers, computer software specialists, project managers, field administrators, specification writers and estimators. The integration of broad design experience with advanced analytical capabilities provides the comprehensive resources to allow Cygna to successfully perform the following functions:

- Conceptual Studies
- Systems Development
- Studies and Reports
- Construction Document Preparation
- Energy Management and Audits
- Inspection and Supervision
- Computer Modeling and Simulation
- Equipment Evaluation
- Security Systems Analysis and Design.

In addition, Cygna offers in-house staffing in the following engineering disciplines:

- Civil
- Construction Management
- Electrical
- Fire Protection
- Instrument and Control
- Mechanical
- Project Management
- Seismic
- Software
- Structural

MAJOR CYGNA LOCATIONS

NORTHEAST

286 Congress Street
Boston, Massachusetts 02210

William H. Pineo
617-338-4500

MID-ATLANTIC

90 East Halsey Road
Parsippany, New Jersey 07054

John Moran
201-428-9770

SOUTH

1100 Milam
Houston, Texas 77002

Kindrick Barker
713-650-3800

SOUTHEAST

363 Indian Hills Trail
Marietta, Georgia 30068

Thomas E. Bowman
404-971-0893

MIDWEST

150 North Wacker Drive
Chicago, Illinois 60606

Michael Monhait
312-236-5701

811 Madison Avenue
Toledo, Ohio 43624

Jeffrey Haverly
419-247-4552

NORTHWEST

101 California Street
San Francisco, California 94111

Ronald Polivka
415-397-5600

SOUTHWEST

330 Washington Street
Washington Square
Marina Del Rey, California 90292

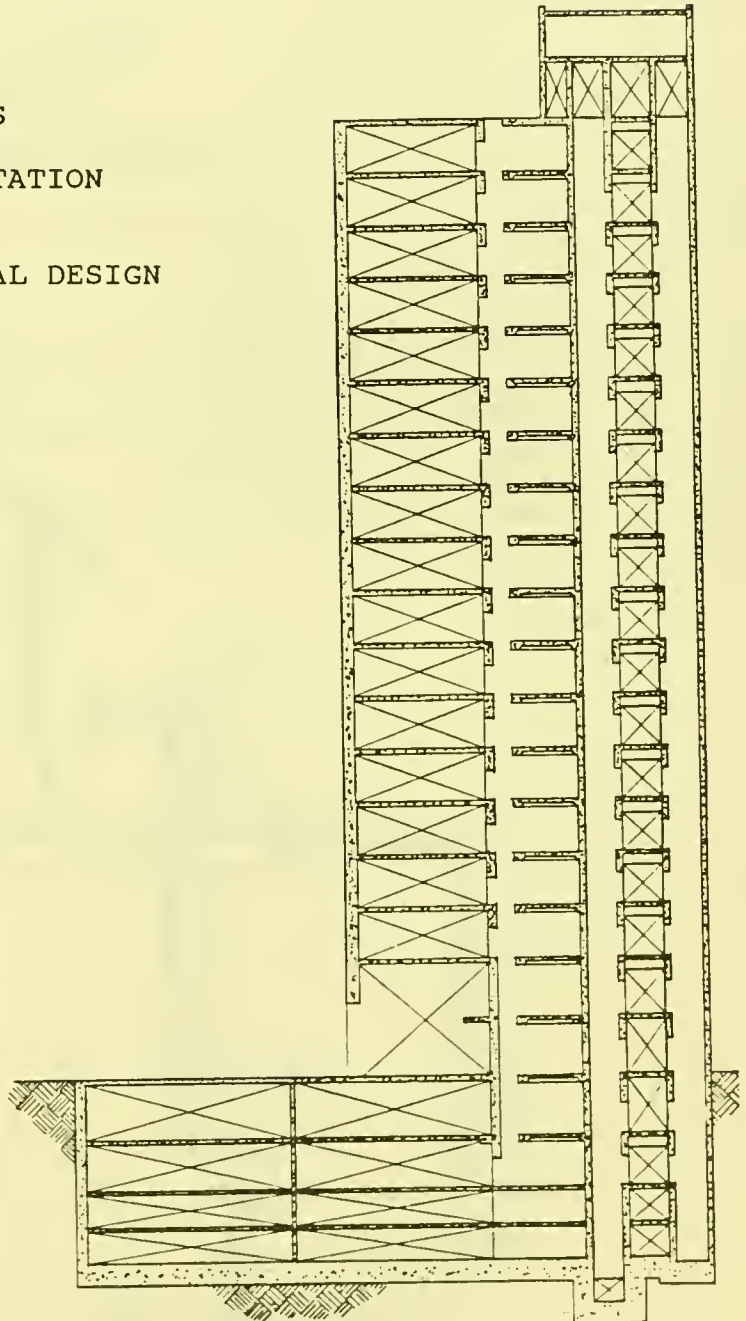
Jeffrey Roessler
213-821-8144

Five Corporate Park Drive
Irvine, California 92714

Jeffrey Roessler
714-474-8414

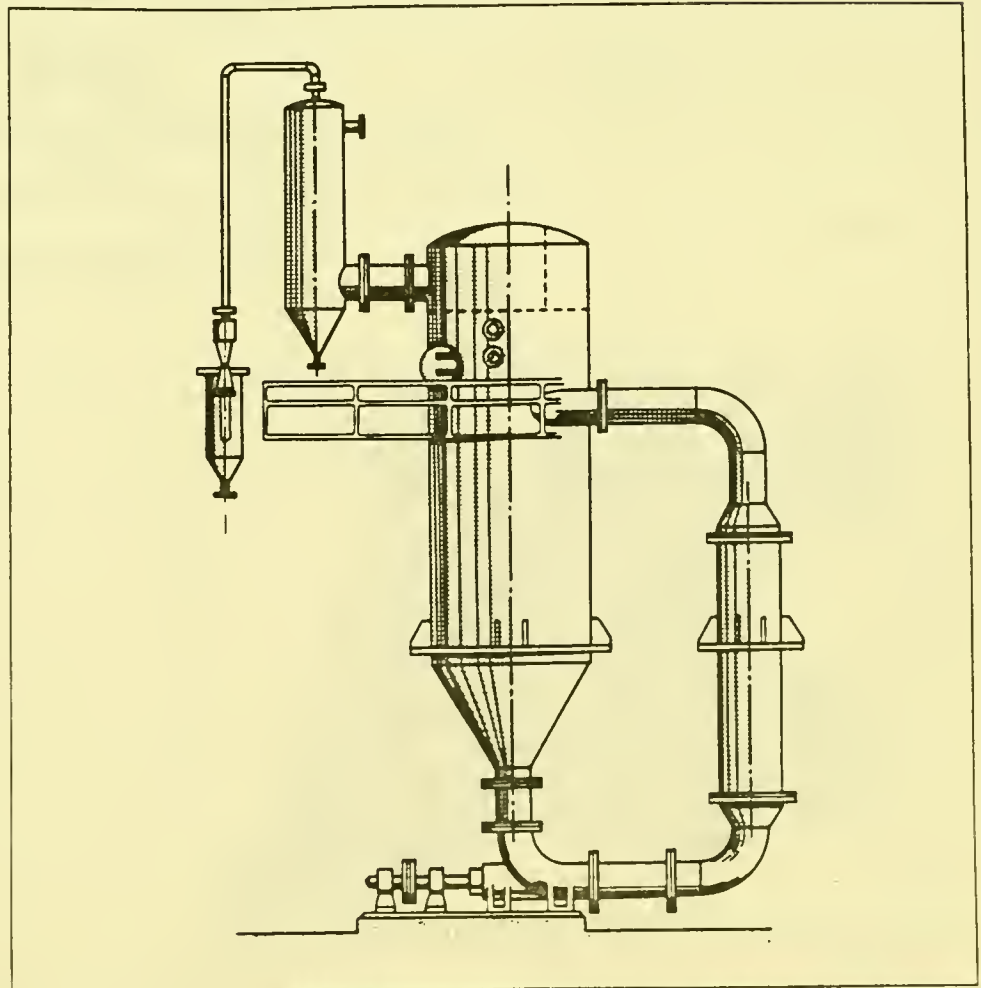
CIVIL / STRUCTURAL ENGINEERING

- STEEL STRUCTURES
- CONCRETE STRUCTURES DESIGN AND ANALYSIS
- TIMBER STRUCTURES DESIGN AND ANALYSIS
- PIPE SUPPORT AND PIPE STRESS ANALYSIS
- SEISMIC ANALYSIS
- FOUNDATIONS/RETAINING WALLS
- TRANSMISSION LINE AND SUBSTATION STRUCTURAL DESIGN
- BRIDGE AND TUNNEL STRUCTURAL DESIGN
- SITE DEVELOPMENT
 - GEOTECHNICAL
 - SITE SURVEY
 - TRAFFIC ANALYSIS
- UTILITY RELOCATIONS



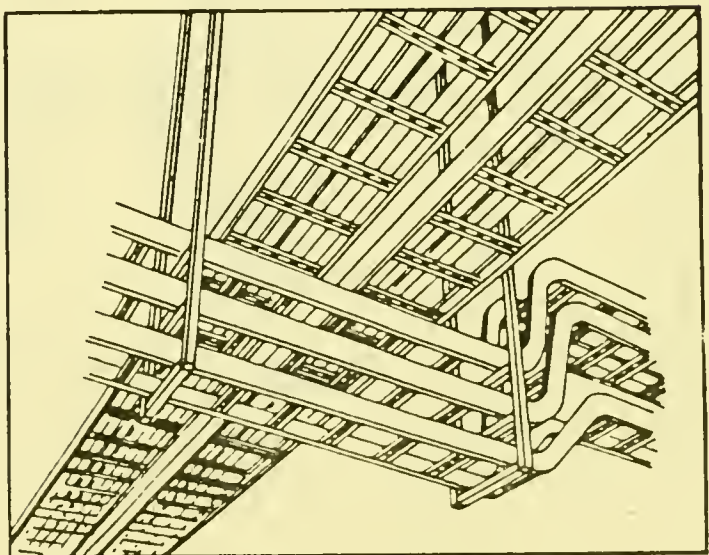
MECHANICAL ENGINEERING

- HEATING, VENTILATING AND AIR CONDITIONING
- PLUMBING SYSTEMS
- SPRINKLER SYSTEMS
- PROCUREMENT SPECIFICATIONS DEVELOPMENT
- SYSTEM PERFORMANCE EVALUATION
- COGENERATION SYSTEMS
- SYSTEM/EQUIPMENT MODIFICATIONS
- ALTERNATIVE FUEL SYSTEMS
- OPERATION AND MAINTENANCE MANUALS
- HEAT BALANCE STUDIES
- SITE SELECTION STUDIES
- FIELD SUPPORT



ELECTRICAL ENGINEERING

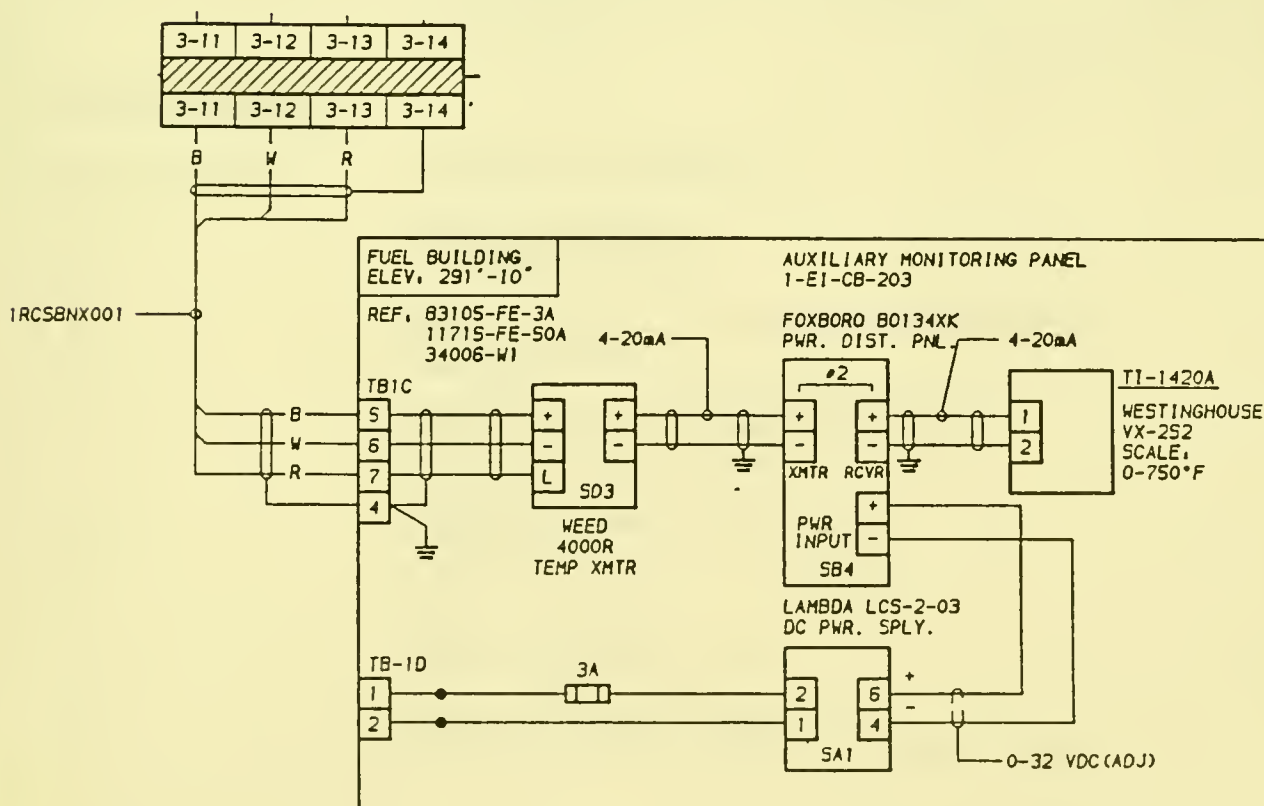
- POWER DISTRIBUTION SYSTEMS
(HIGH, MEDIUM AND LOW VOLTAGE)
- EMERGENCY BATTERY SYSTEMS
- BUILDING ELECTRICAL SYSTEMS
- UNINTERRUPTED AND REGULATED POWER SUPPLIES
- UNDERGROUND DUCTBANK AND RACEWAY
- ABOVEGROUND RACEWAY SYSTEMS
- WIRING DIAGRAMS
- SCHEMATIC/ELEMENTARY DIAGRAMS
- ONE-LINE DIAGRAMS
- THREE-LINE DIAGRAMS
- LIGHTING DESIGN
- GROUNDING DESIGN
- FIRE DETECTION AND ALARM SYSTEMS
- SECURITY SYSTEMS
- BREAKER/RELAY COORDINATION STUDIES
- SHORT CIRCUIT AND LOAD FLOW ANALYSIS
- RELAY PROTECTION SYSTEMS



INSTRUMENTATION & CONTROLS

ENGINEERING

- SYSTEM DESIGN
- PROCUREMENT SPECIFICATIONS
- PROCEDURE AND MANUAL DEVELOPMENT
- LOGIC MODIFICATIONS/IMPROVEMENTS
- CONTROL BOARD AND RELAY PANEL DESIGN
- TEST/CONTROL LOOP DIAGRAMS
- ELEMENTARY AND INSTALLATION DIAGRAMS
- COMPLETE DESIGN CHANGE PACKAGES
- EQUIPMENT QUALIFICATION SURVEYS
- CONTROL PHILOSOPHIES
- FIELD SUPPORT
- PREOPERATIONAL TESTING



REPRESENTATIVE PROJECT EXPERIENCE

VEHICLE PARKING AND MAINTENANCE FACILITIES

<u>Disciplines</u>	<u>Project and Location</u>
S, C, M, E	ADMIRALTY TOWERS PARKING GARAGE Charlestown, MA
S, C	ANCHORAGE FEDERAL OFFICE COMPLEX Anchorage, AK
S, C	BART REGIONAL ADMINISTRATIVE FACILITY Oakland, CA
S, C	CITY OF SAN JOSE BLOCK SIX GARAGE San Jose, CA
S	LEVI PLAZA San Francisco, CA
S, C	U.S. NAVAL ACADEMY FACILITIES E. Toro, CA

TRANSPORTATION

<u>Disciplines</u>	<u>Project and Location</u>
S, C	AMTRAK STATION Philadelphia, PA
S, C	BART REGIONAL ADMINISTRATIVE FACILITY Oakland, CA
S, C	COLMA CREEK RAILROAD BRIDGE San Francisco, CA
S, C	ELEVENTH STREET TUNNEL Oakland, CA
S	PIER 39 BRIDGE San Francisco, CA
C	TRAFFIC ACCESS PLANS Charlestown, Westborough, Cambridge, MA

MULTIDISCIPLINE PROJECTS

<u>Disciplines</u>	<u>Project and Location</u>
C, M	SITE ENGINEERING SUPPORT Boston Edison Company, Pilgrim Plant Boston, MA
M, E, S	OPEN CONTRACT CONSULTING SERVICES Consolidated Edison, White Plains, NY
M, E	OPEN ENDED FIRE PROTECTION CONTRACT Naval Education & Training Center, Newport, RI
M, E, S, A*	RENOVATION FOR GENERAL ELECTRIC COMPANY, 100,000 SF RECO/Ordinance Group, Pittsfield, MA
M, E, S, A*	RENOVATION FOR GENERAL ELECTRIC COMPANY 100,000 SF RECO/Aircraft Engine Group, Lynn, MA
M, E*	ADAPTIVE USE RENOVATION Schrafft Technology Center, Charlestown, MA
M, E, S, C*	STRUCTURAL RESTORATION OF LUMBER & GRIST MILL Sugar River Mills, Claremont, NH
M, E, S, C, A	OPEN ENDED A/E CONTRACT Naval Underwater Systems Center, New London, CT
C, S	UTILITY RELOCATIONS Charlestown Navy Yard, Charlestown, MA
M, E, S, C, A	FISHER MILL ESTATES, 237 UNITS Westborough, MA

MULTIDISCIPLINE PROJECTS - continued

<u>Disciplines</u>	<u>Project and Location</u>
A, M, E, C, S	ADMINISTRATION BUILDING Boston Edison Company, Plymouth, MA
S, M	LEAD SHIELDING SUPPORT STRUCTURES Boston Edison Company, Plymouth, MA
M, S	STEAM DISTRIBUTION STUDY Harvard University, Cambridge, MA
M, E, S	ANALYSIS OF POWER PROJECTS FOR FINANCING State Street Bank, Boston, MA
M, E	HVAC DESIGN FOR BECHTEL CORPORATION Boston, MA
E, M	SECURITY SYSTEMS DESIGN Viking Weapons Systems, Boston, MA
M, E	FIRE PROTECTION AUDIT Boston Edison Company, Boston, MA
E, M	SECURITY SYSTEMS DESIGN TAC, Cambridge, MA
M, E, S	GENERAL CONSULTING SERVICES Digital Equipment Corpation, Maynard, MA
A, S	GRAPHIC DESIGN SUPPORT Information Technology, Boston, MA
M, E	FIRE PROTECTION AND PLANT SAFETY PROCEDURE Long Island Lighting Company, Long Island, NY
M, E	AUTOMATED TEMPERATURE CONTROLS Boston Edison Company, Boston, MA
M, E	ENERGY AUDITS, COMMONWEALTH OF MASSACHUSETTS Department of Planning and Operations

MEDICAL FACILITIES

<u>Discipline</u>	<u>Project and Location</u>
S	ALEXIAN BROTHERS HOSPITAL San Jose, CA
S	COMMUNITY HOSPITAL OF MONTEREY PENINSULA Carmel, CA
S	KAISER CLINIC Redwood City, CA
S	PRESBYTERIAN COMMUNITY HOSPITAL Roseville, CA
S	ST. VINCENT MEDICAL OFFICE BUILDING Portland, OR
S	ROCHESTER GENERAL HOSPITAL COMPLEX AND PARKING GARAGE Rochester, NY
S, E, M, A*	VETERAN'S ADMINISTRATION PROJECTS West Roxbury, Brockton, MA

* Asterisked Projects Indicate Personal Experience
W. H. Pineo



WILLIAM H. PINEO

SPECIALTIES:

- o PROJECT MANAGEMENT
- o COST CONTROL
- o MULTIDISCIPLINE PROJECTS
- o STRUCTURAL ENGINEERING

EDUCATION: B.S., Civil Engineering, Merrimack College
Graduate Courses: Advanced Structural Analysis, Tufts University

PROFESSIONAL REGISTRATION: Professional Engineer: Massachusetts, Rhode Island, Connecticut, New Hampshire, Maine, Vermont, Oregon, North Carolina

PROFESSIONAL ACTIVITIES:

- American Arbitration Association
- American Concrete Institute
- American Institute of Steel Construction
- American Society of Civil Engineers
- Boston Association of Structural Engineers, Past President
- Boston Civic Design Commission

EXPERIENCE: Mr. Pineo has over eighteen years of experience in the consulting engineering business, including senior engineering and project management positions, as well as senior corporate positions.

He is currently Vice President and Manager of Cygna Consulting Engineers Boston Office. He is responsible for all activities associated with structural, mechanical, electrical, fire protection, civil and HVAC systems in building projects.

WILLIAM H. PINEO
(continued)

Throughout his career, Mr. Pineo has been Principal in Charge or Project Manager on the following major projects:

- o All engineering for \$20 million high rise development project at Charlestown Navy Yard, Charlestown, MA
- o Engineering and architectural design for over 200,000 SF of renovations for General Electric Company in Everett, Lynn and Pittsfield, MA
- o All engineering for Building 62 \$5 million rehabilitation at Charlestown Navy Yard, Charlestown, MA
- o All engineering for 140 unit housing for the elderly, mill conversion project Claremont, NH
- o New 20,000 SF computer facility at Loring Air Force Base
- o Mechanical and Electrical engineering of main building systems for rehabilitation of the 600,000 SF Schrafft Technology Center, Charlestown, MA
- o Historic Structures Report on Boott Mill No. 6 for the National Park Service, Lowell, MA
- o Engineering and architectural review of the Back Bay Hilton Hotel for John Hancock Mutual Life Insurance Company, Boston, MA

Along with his Project Management experience, Mr. Pineo also brings to Cygna an intensive and diversified background in the structural engineering discipline.

WILLIAM H. PINEO
(continued)

He has distinguished himself with the design of a unique rigid frame steel structure for Boston Edison Company double circuit 345 KV transmission line from their Plymouth Nuclear Station. The structural design of this project included developing computer programs to model the elastic plate buckling behavior of the structures, as well as utilizing contemporary packaged programs to document the overall response of the towers. The structural design included pile and foundation designs to match the varying soil conditions along thirty miles of New England terrain. The structural engineering on this project was culminated with Mr. Pineo's participation as Project Engineer on the construction of this \$17 million project.

Mr. Pineo has been Project Manager of the structural steel contracts for Harvard University Medical Area Total Energy Plant (MATEP), Barnes Middle School in East Boston, North Quincy High School addition, Children's Hospital ICU additions, and other industrial and speculative projects. He has also represented many lending agencies as certification engineer, including John Hancock Mutual Life Insurance Company, New England Merchants Bank, BayBank Middlesex, General Electric Credit Corp., and Teachers Insurance and Annuity Association.

GEARY JONES CONDOMINIUMS

SAN FRANCISCO, CALIFORNIA

A 14-story steel-frame housing condominium tower with two concrete podium levels for parking and retail space

OWNER: A.F. Evans Company, Inc.

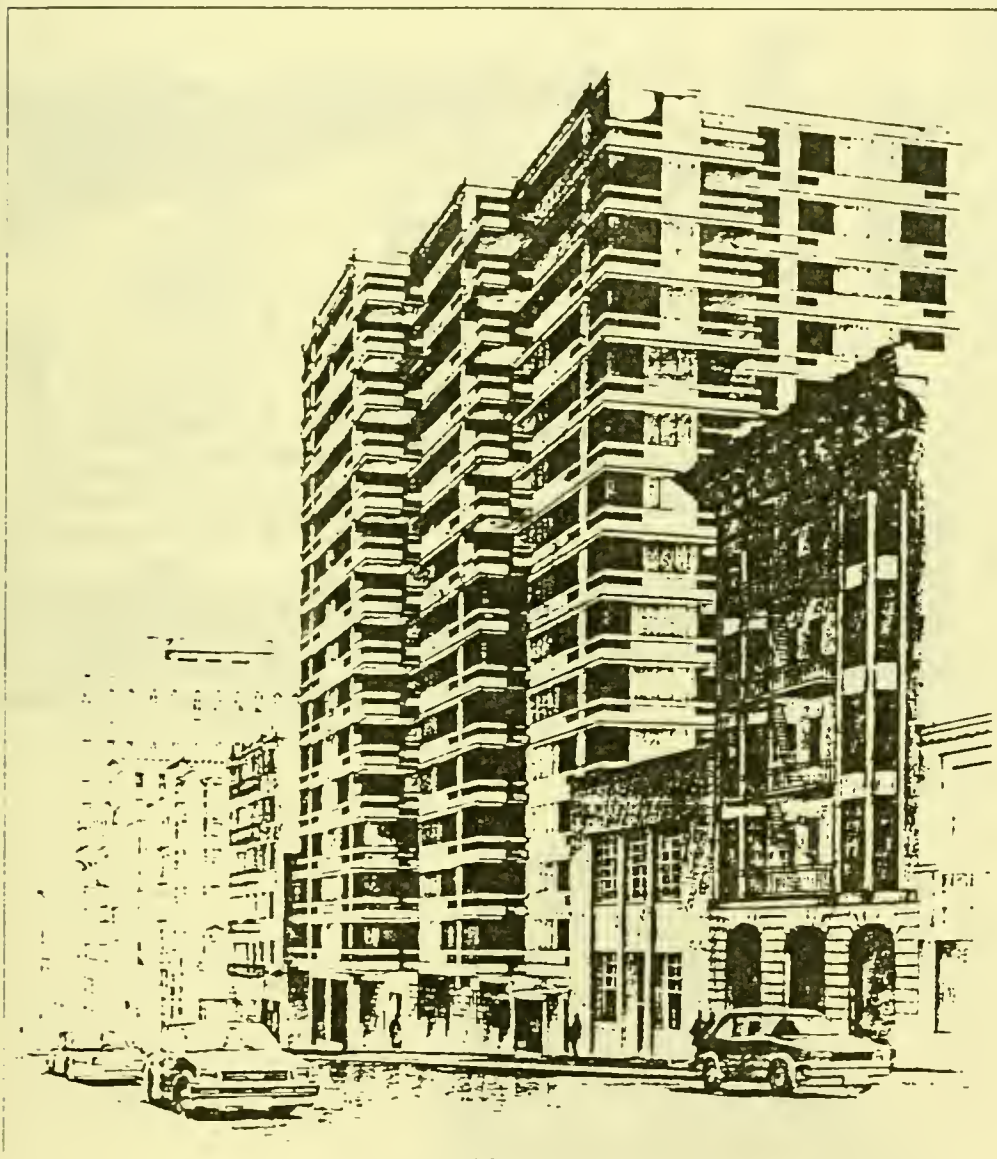
ARCHITECT: Haplan McLaughlin & Co.

CONTRACTOR: James E. Roberts
Onsayashi, Corp.

CONSTRUCTION COST: \$8,000,000

GROSS SQ. FOOTAGE: 92,000 sq. ft.

YEAR OF COMPLETION: 1982



INTERNATIONAL JEWELRY MART

LOS ANGELES, CALIFORNIA

A 16-story office building of steel construction with a combination of ductile moment frames and braces, plus a two-story subterranean parking garage

OWNER: Cabot, Cabot & Forbes

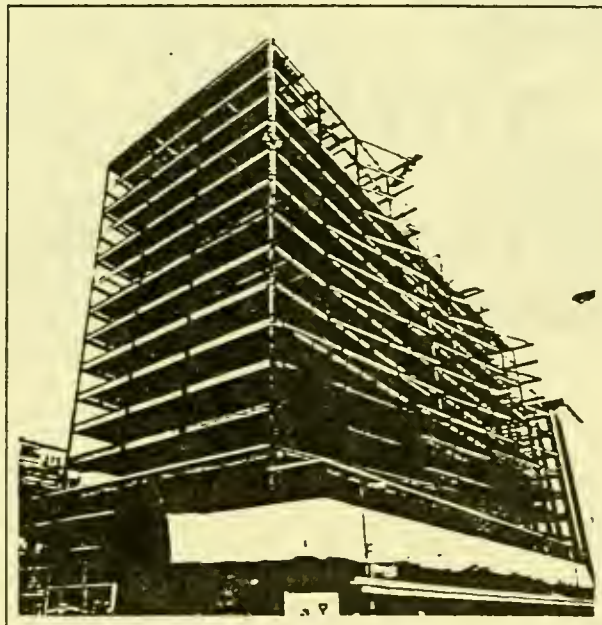
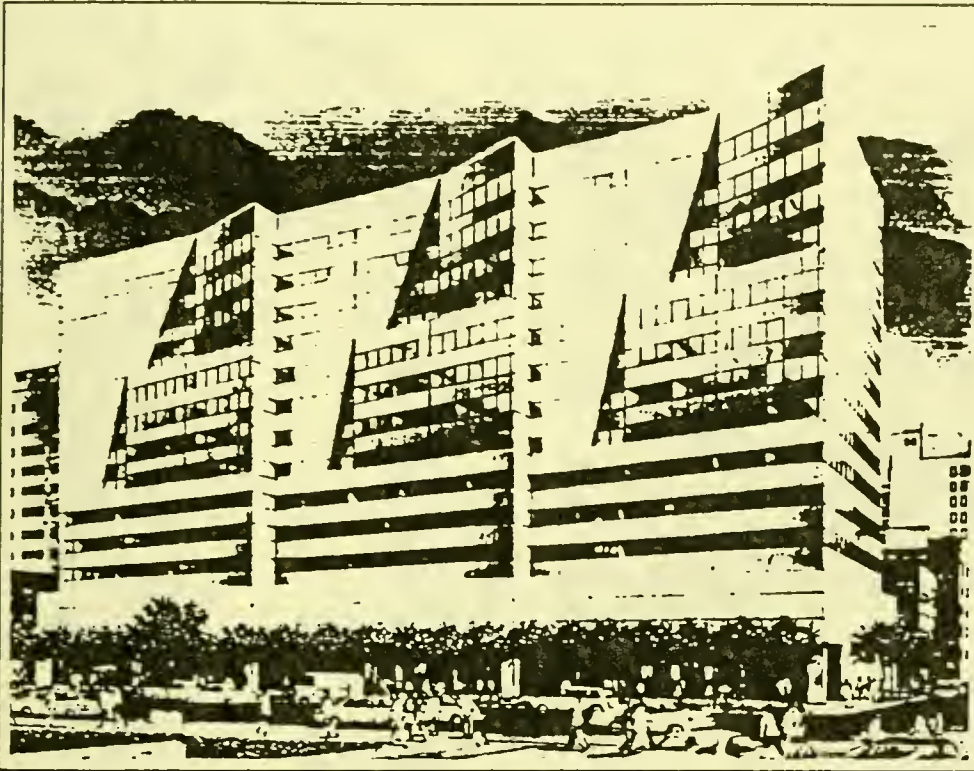
ARCHITECT: Skidmore, Owings
and Merrill

CONTRACTOR: Turner Construction

CONSTRUCTION COST: \$40,000,000

GROSS SQ. FOOTAGE: 765,000 sq. ft.

YEAR OF COMPLETION: 1981



CYGNA

CONSULTING
ENGINEERS

ST. JAMES PARK OFFICE BUILDING

SAN JOSE, CALIFORNIA

A nine-story steel-frame office and parking structure involving integration of the new building with a historic landmark, and preservation and rehabilitation of the existing portico.

OWNER: Variant Investments

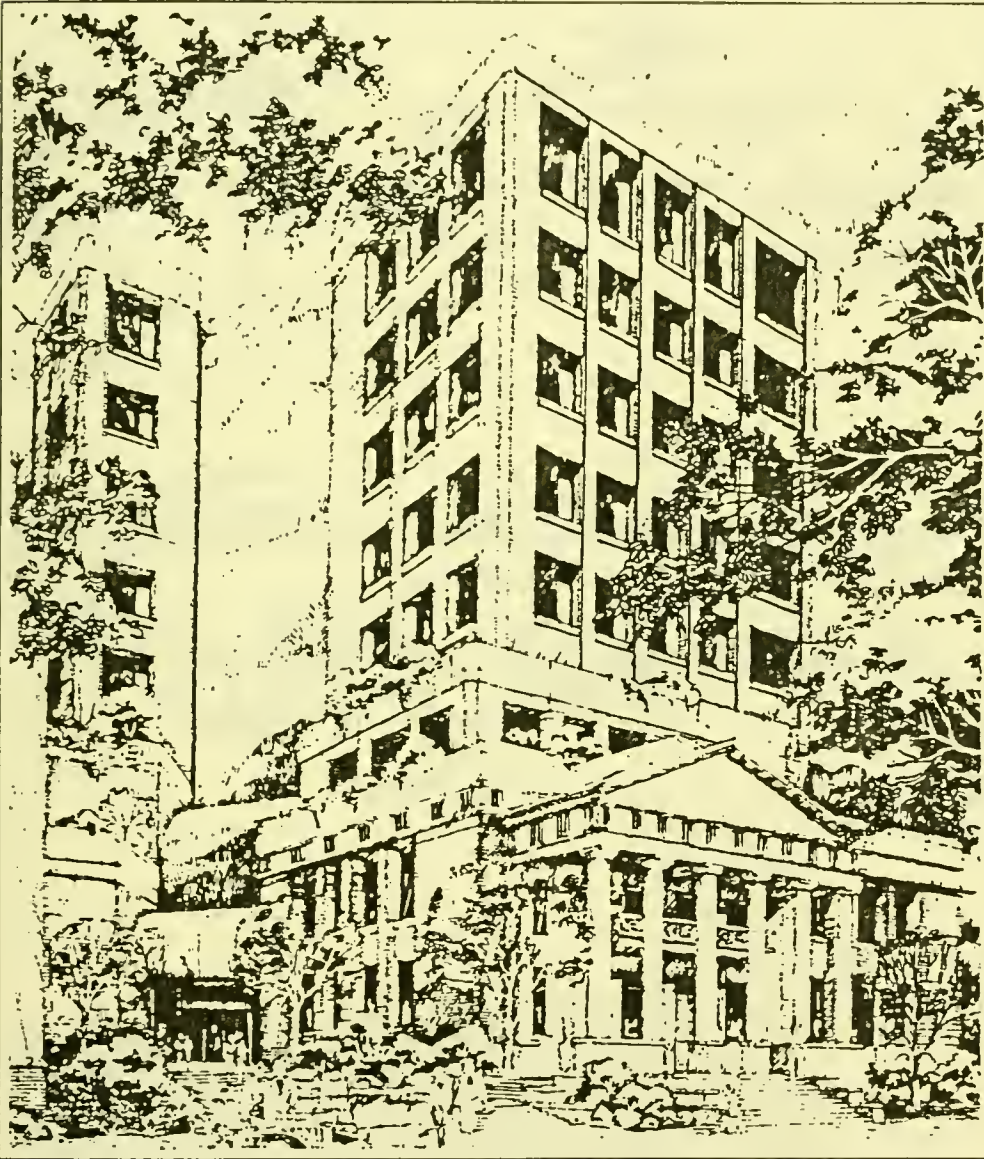
ARCHITECT: Prodis Associates
AIA, Inc

CONTRACTOR: N/A

CONSTRUCTION COST: \$11,000,000

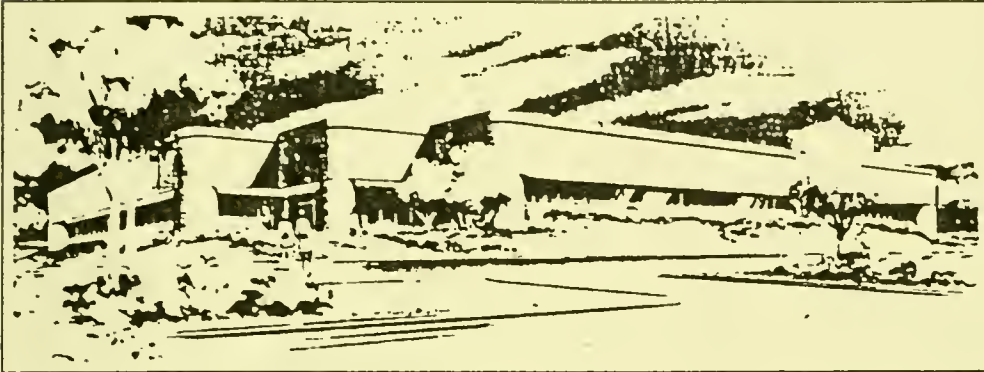
GROSS SQ. FOOTAGE: 200,000 sq ft

YEAR OF COMPLETION: 1983



NCR MICROELECTRONIC FACILITY

COLORADO SPRINGS, CALIFORNIA



A two-story concrete shear wall and steel frame building accommodating sophisticated microelectronic production facilities

OWNER: NCR Corporation

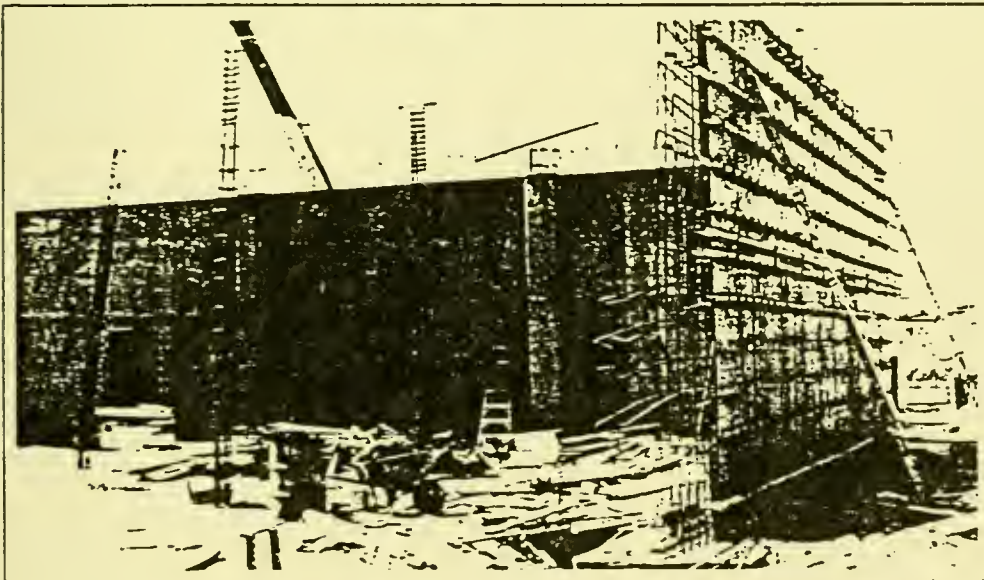
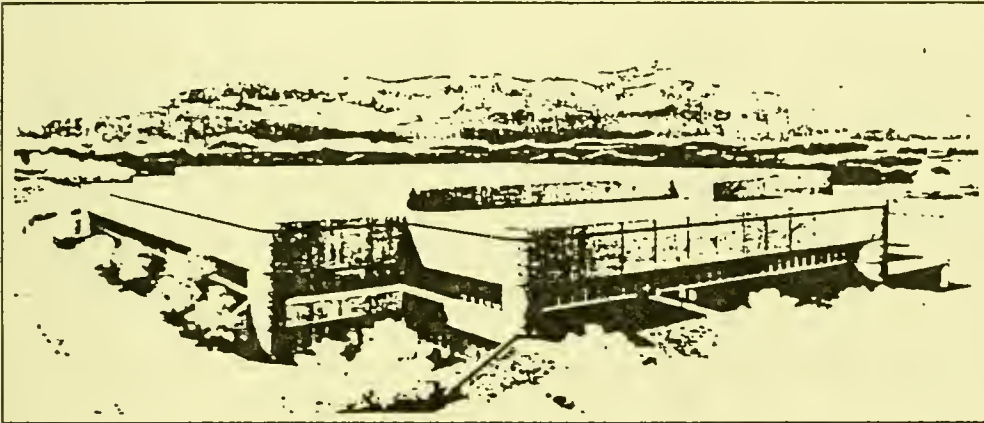
ARCHITECT: Rasmussen Ingle
Anderson

CONTRACTOR: G. E. Johnson Construction Co., Inc.

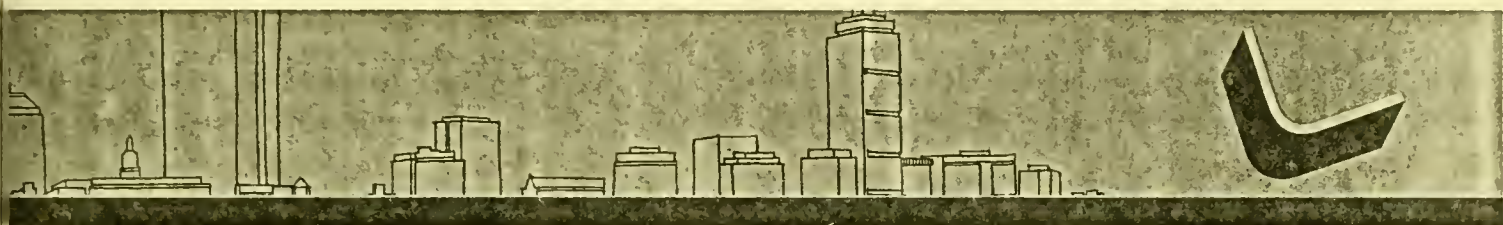
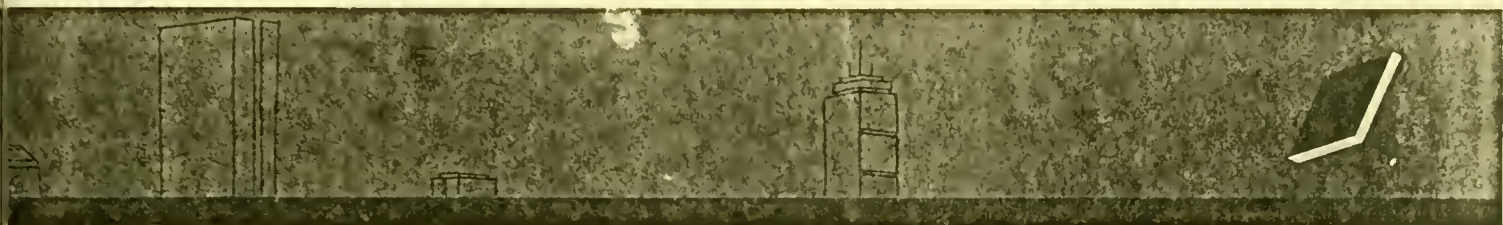
CONSTRUCTION COST: \$14,000,000

GROSS SQ. FOOTAGE: 120,000 sq. ft.

YEAR OF COMPLETION: 1982



General Contractor



LEE KENNEDY CO INC



ABOUT THE COMPANY

Any business will succeed or fail largely on the strength of its people. The spectacular success of Lee Kennedy Company, Inc. is not an accident; Kennedy excels at what it does because of the people who work together on its projects. The company's key personnel have had many years of extensive experience in all phases of construction.

A partial client list attests to the varied types of projects which have been successfully completed by Kennedy—usually on time or earlier, and within budget.

Although Kennedy has built a number of facilities from the ground up, it is best known for its projects involving the more challenging restoration and reconstruction of historically important buildings and ships. Walking along Franklin, Devonshire and Congress Streets in the center of Boston's financial district, one sees striking examples of the Kennedy skills: the restored 100 Franklin Street, formerly called the Boston Safe Deposit Building; the historic Wigglesworth building at 20 Winthrop Square; and the elegant 45 Milk Street building.

Kennedy is proud of its construction of Liberty Mutual Insurance Company's first medical rehabilitation facility over the Massachusetts Turnpike at Copley Square; the new exterior of Liberty Mutual's Home office building, completed without disruption of the office services; and its renovation of two abandoned City of Boston schools for use as new classroom facilities by the Wentworth Institute of Technology. The skills of the Company's craftsmen are noticeably evident at the Grill 23 Restaurant and in the retail area at Copley Place, including the graphics for the Copley Place complex. Kennedy has been a principal design build contractor of computer rooms in the New England area. Some of its data processing clients are leaders in the insurance, service, and high tech industries.

In almost every section of Beacon Hill, the Back Bay and parts of Charlestown, Kennedy crews have restored beautiful old residential buildings that had fallen into disrepair. Some of the more striking restorations are the historic buildings at 96, 98 and 100 Chestnut Street, 37 Brimmer Street, and 216 Beacon Street. Kennedy was responsible for the extensive historic reconstruction of 44 High Street in Charlestown, formerly the Knights of Columbus Hall.

The Kennedy formula for outstanding restoration combines an intimate knowledge of architecture with a deep appreciation of the architectural

heritage of Boston and the skills of a hand picked group of tradesmen. Kennedy's craftsmen possess talents uncommon in today's construction industry.

Lee Kennedy Co. has acted as the General Contractor for many developers in residential and commercial construction and has established a track record of meeting critical completion dates for interior tenant fitup which is as vital an element for the building owner, as for the tenant moving in. Outside of the City of Boston Kennedy has built two dramatic and highly detailed R&D office buildings of approximately 160,000 square feet located at Interstate 495 in Westford, Massachusetts. It has also been a key participant in the development of the exquisite Miramar School property in South Duxbury, Massachusetts, where development is underway on a beautifully wooded and landscaped 100 acre site overlooking Duxbury Bay.

Kennedy is a true general contractor, with an in-house crew of up to 200 full time workers who know all phases of the types of projects which Kennedy undertakes. Also, Kennedy's key subcontractors have worked closely with the Company's top management for many years, both prior to and since the formation of the Company. These years of experience have built a mutual respect and trust that is rare in the construction industry. When a Kennedy sign is on a construction project, it's not just another construction management job with one or two Kennedy men coordinating a group of unknown subcontractors. It is a project staffed with longtime Kennedy employees and trusted subcontractors, working together to continue to enhance the Kennedy reputation.

COMPANY MANAGEMENT

As stated, the Kennedy management team has extensive and diverse construction industry experience and particular expertise in the area of reconstruction and renovation.

PROFILES

LEE M. KENNEDY

President

Mr. Kennedy was introduced to architecture at an early age in his family's office, Maginnis, Walsh & Kennedy of local and national fame. Working as an architectural draftsman during summer vacations and full time while attending the Boston Architectural Center, he acquired an appreciation and working knowledge of the many details associated with construction.

Mr. Kennedy left the architectural office to work in the field. He was employed by National Lead Co.'s subsidiary "Floating Floors, Inc." which was developing a new concept in raised floors for computer rooms. Mr. Kennedy became the field engineer responsible for most of the new data sites designed and constructed in the New York area and nationally. He was given the distributorship rights to the "Floating Floors", and special air-conditioning systems designed for data sites in the New England states.

Mr. Kennedy joined J.H. Driscoll Co., a specialty subcontractor with moveable partition franchises, and developed a long list of total design build data processing facilities for major clients in the New England area. J.H. Driscoll also expanded into the interior office remodelling field under Mr. Kennedy's guidance.

Mr. Kennedy founded Lee Kennedy Co. because he perceived the need for a quality general contractor experienced in the rehabilitation field, and one that actually performed the tasks with its own full-time employees. Since forming Lee Kennedy Co., the company has been involved in over 600 projects ranging from small office renovations, data processing facilities, major reconstruction of large commercial buildings, new multi-stored office buildings, and large retail projects like Copley Place.



Many of the fine quality buildings reconstructed in the downtown district of Boston.



LEE KENNEDY CO INC



Extensive and detailed finishing for stores in the retail mall at Copley Place. All work on a fast track basis.



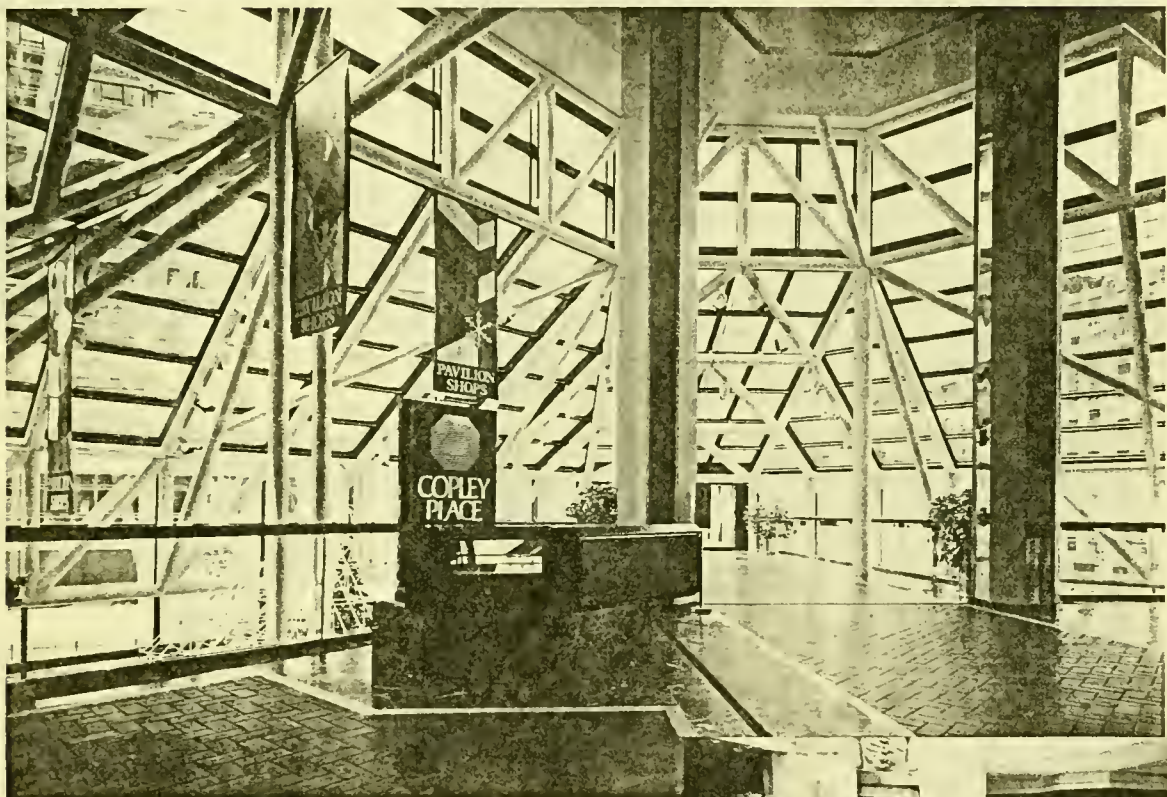
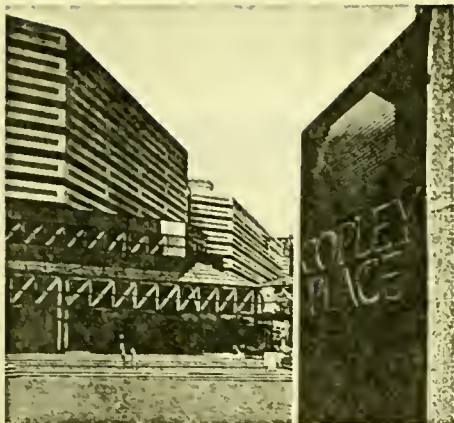
LEE KENNEDY CO INC



From storefront to interior, well-planned and designed finishing for retail stores in the mall at Copley Place.



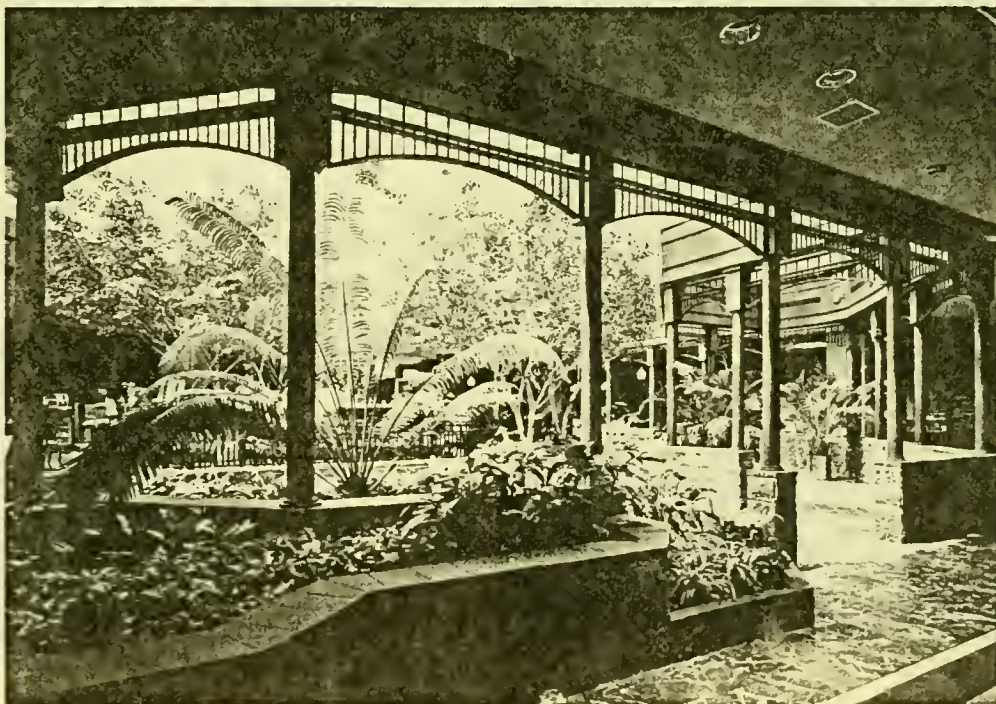
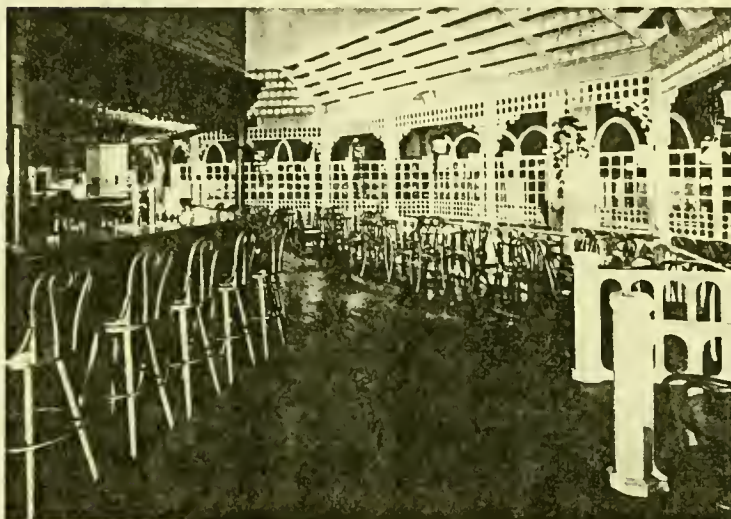
LEE KENNEDY CO INC



Critical graphics contract with all related electronic displays, stone monuments, and furniture quality information stations were one facet of the project for the Copley Place development.



LEE KENNEDY CO INC

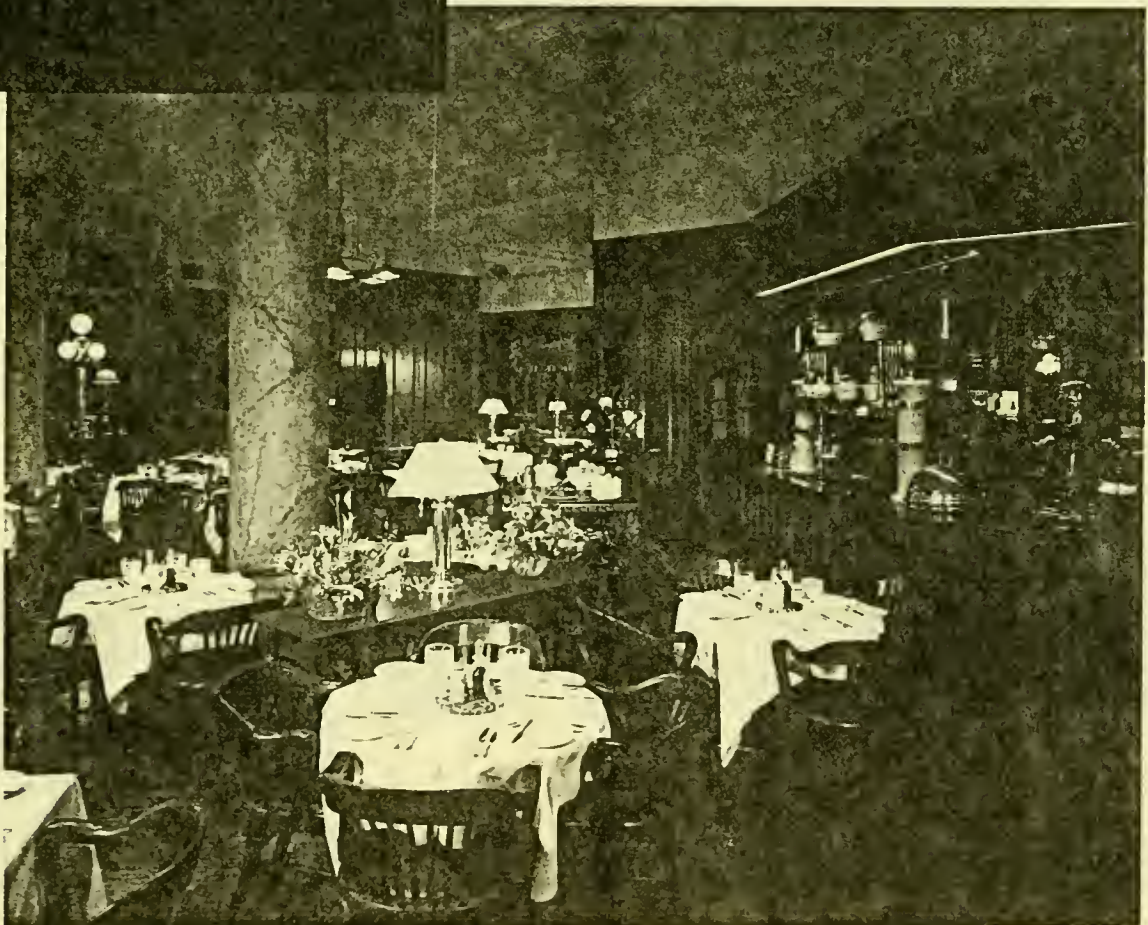
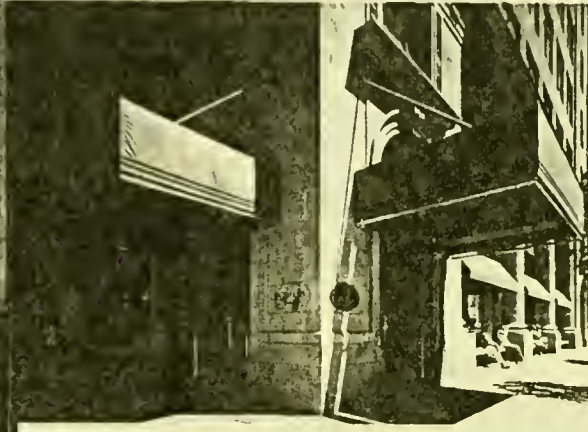
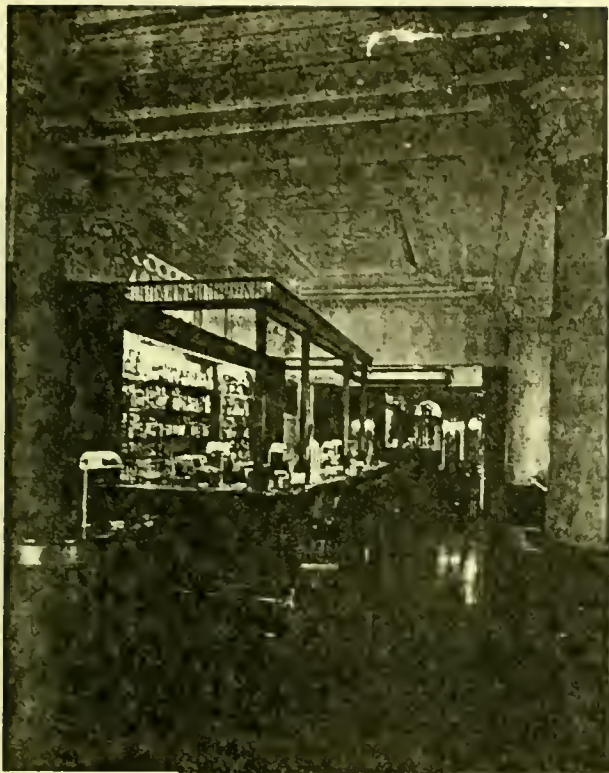


Creative architecture and use of space highlight restaurants set within the mall at Copley Place.

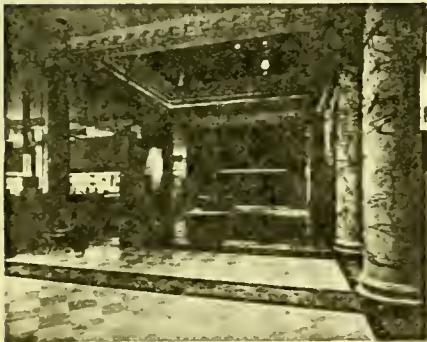
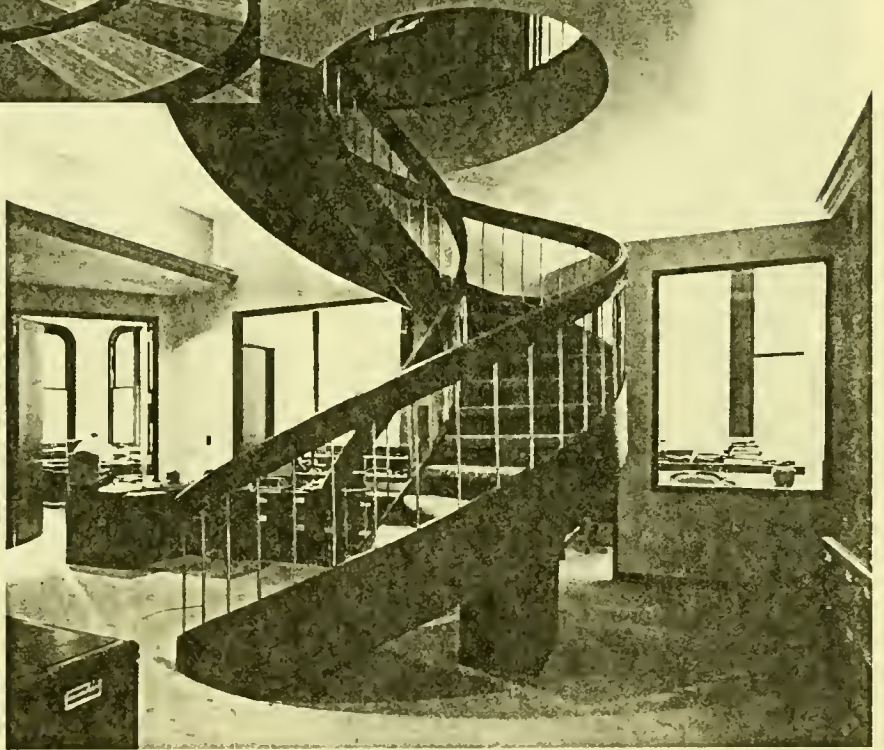
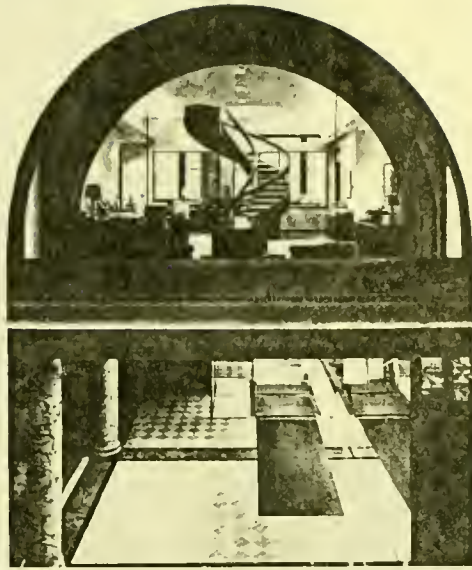


LEE KENNEDY CO INC

An elegant Boston restaurant constructed from the attractive new corner entrance to a beautifully finished interior.



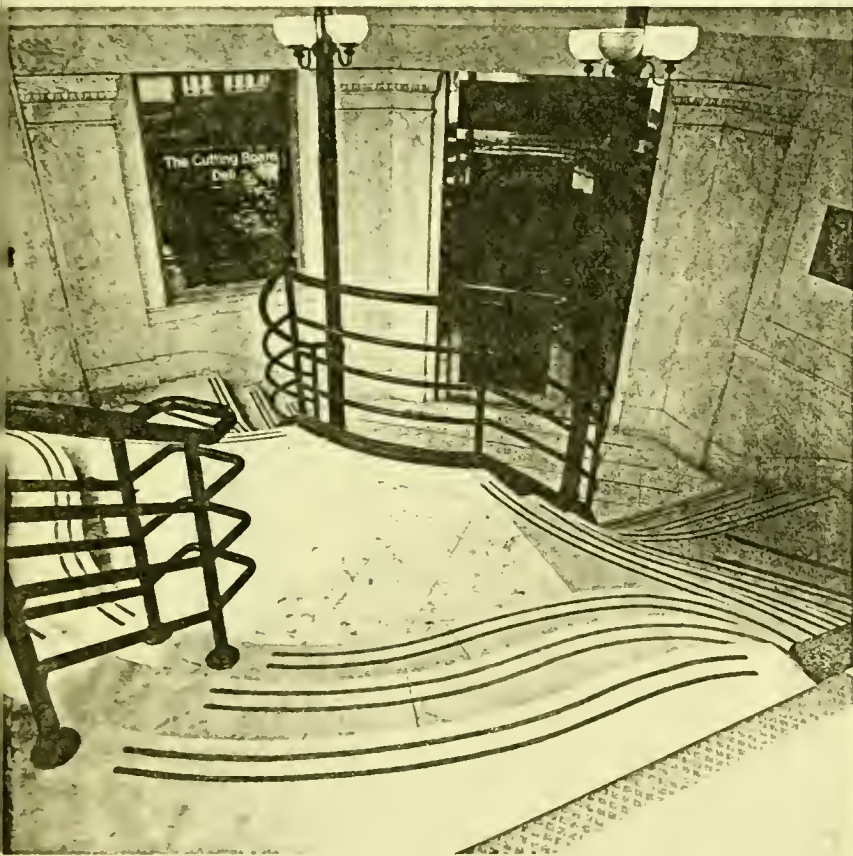
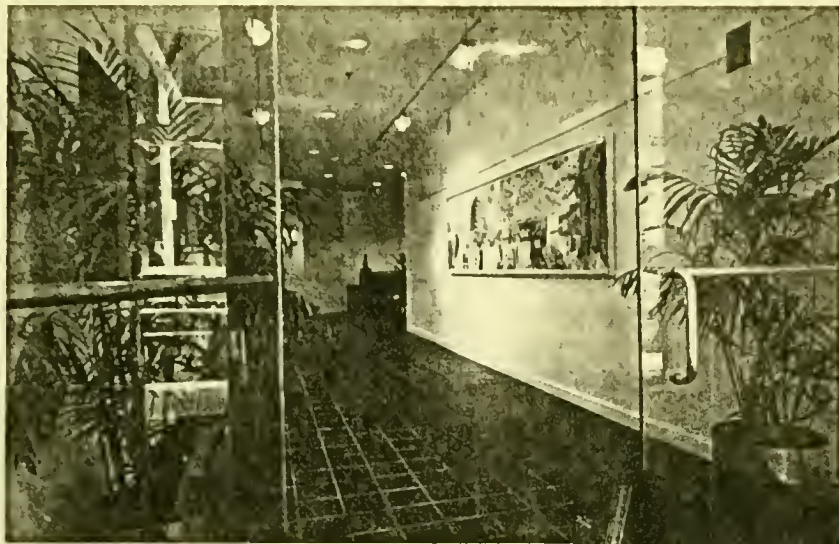
LEE KENNEDY CO INC



Historic downtown Financial District building complete with high quality finishes, coordinated with accelerated critical tenant move-in dates.



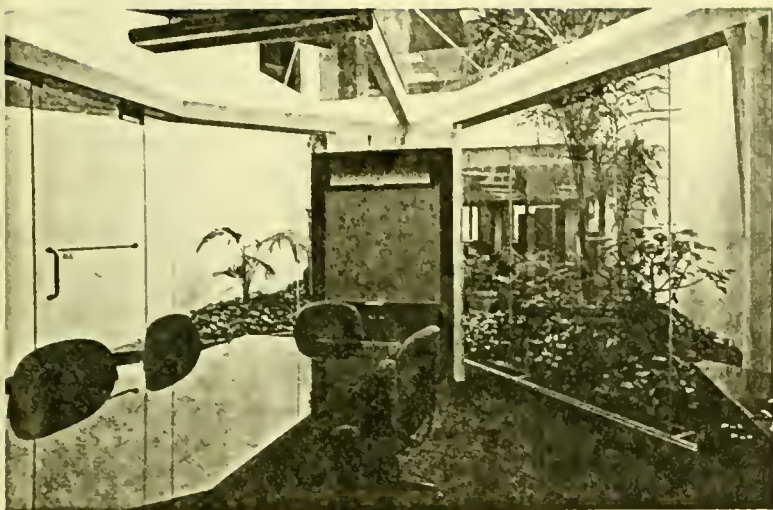
LEE KENNEDY CO INC



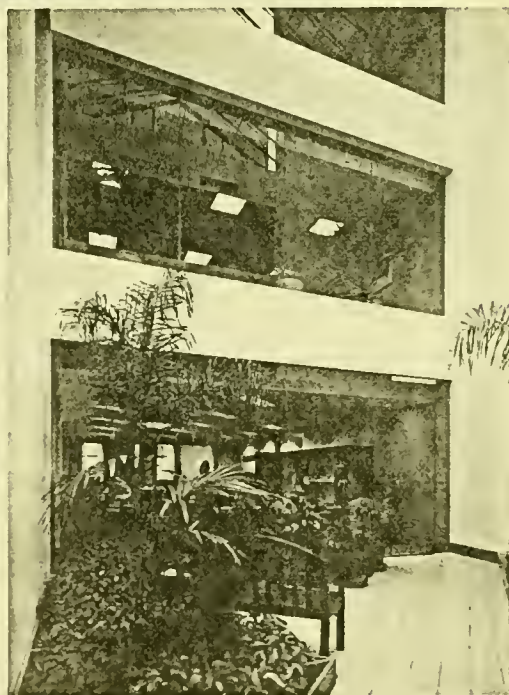
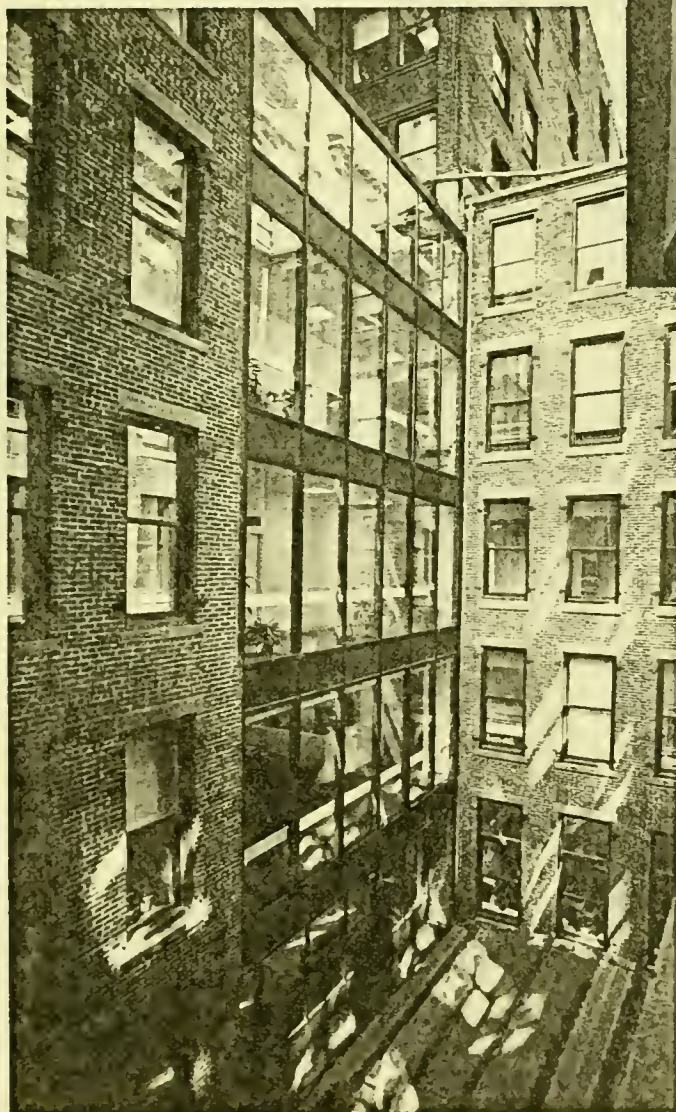
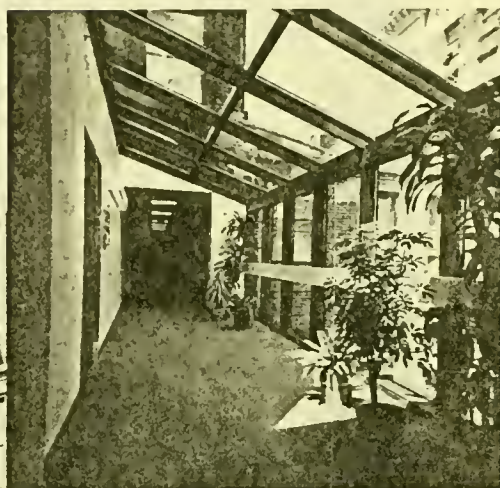
*A variety of creatively designed and finished entrances
dramatize many renovated buildings.*



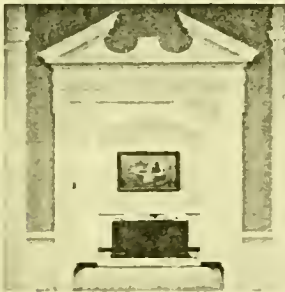
LEE KENNEDY CO INC



Extensive structural renovations to create dramatic interior traffic patterns and unique interior spaces.



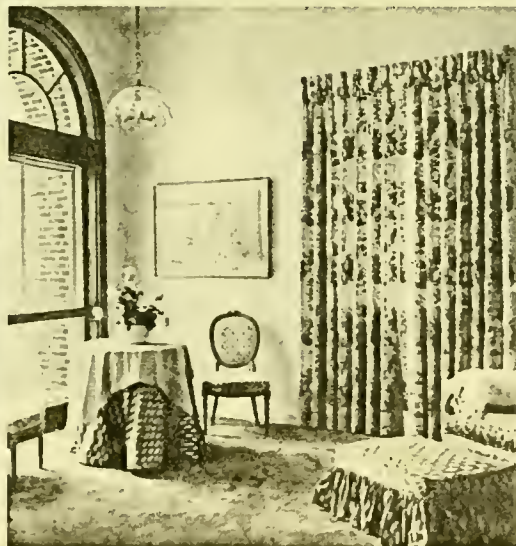
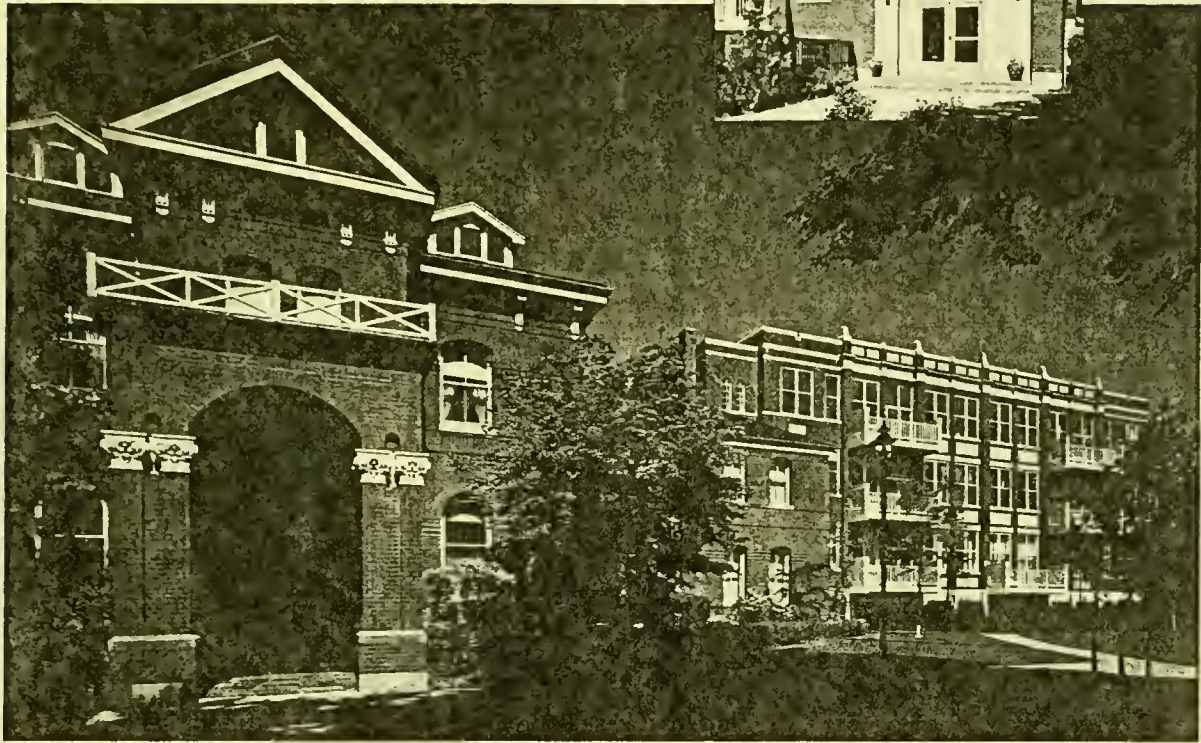
LEE KENNEDY CO INC



Complete reconstruction of executive area of major insurance company; work took place around functioning office environment without disruption.



LEE KENNEDY CO INC

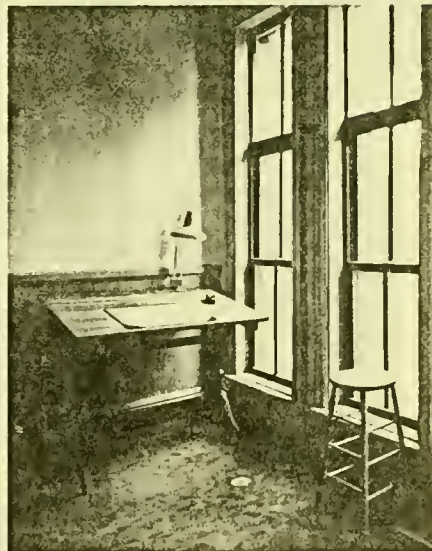


High quality residential construction in an historic seminary complex.

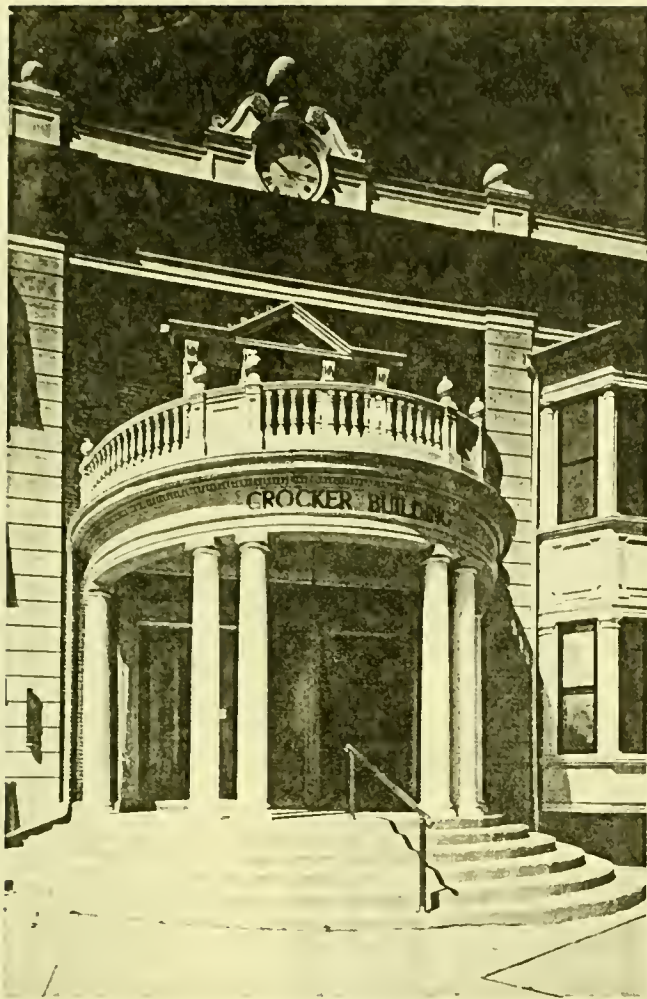


LEE KENNEDY CO INC

*Use changed from an abandoned
Boston Public Library building
to private use with limited budget.
Extensive reconstruction of
facade and roof lines, with
interiors redone to original design.*



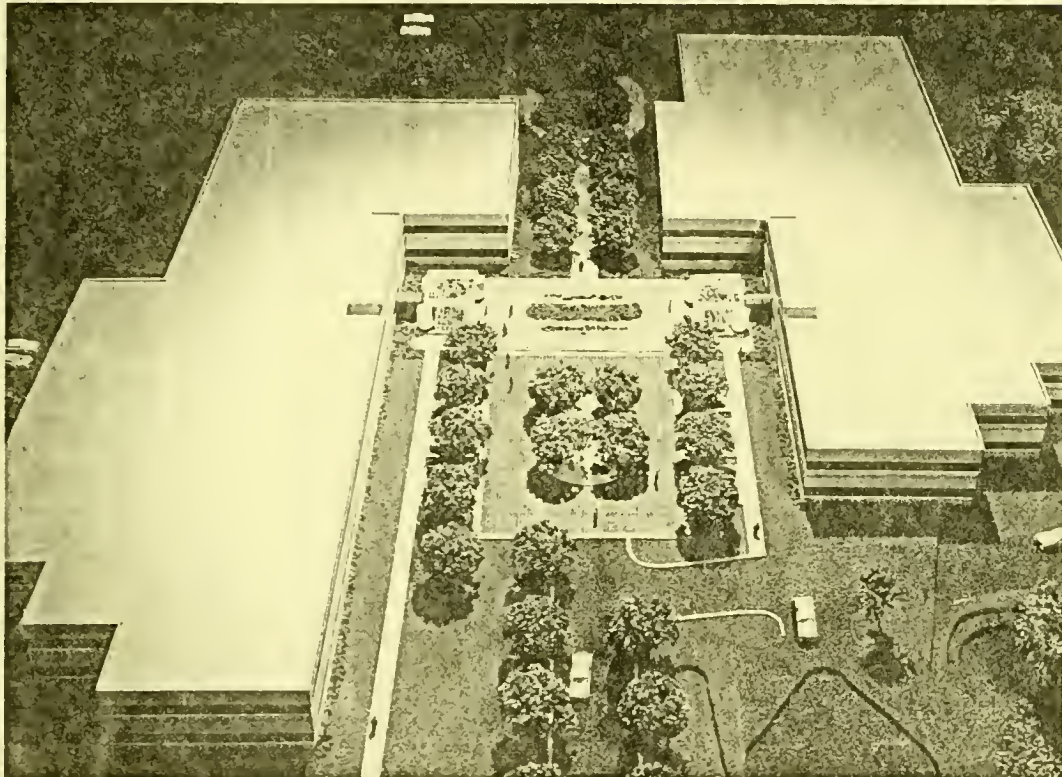
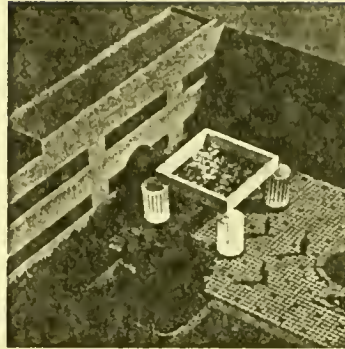
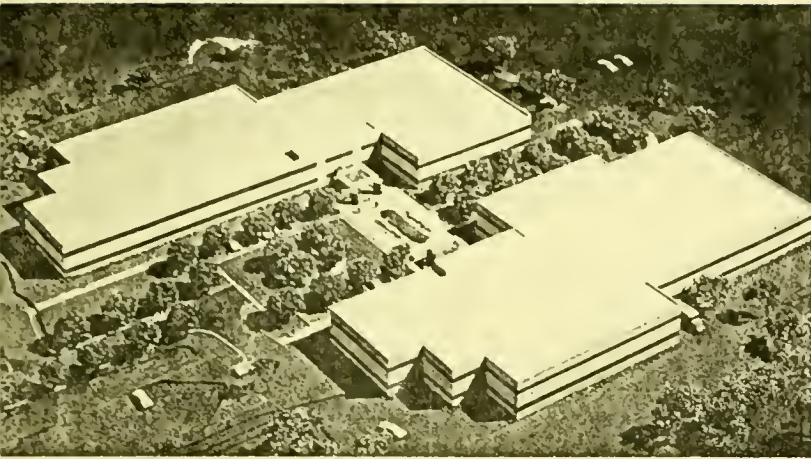
LEE KENNEDY CO INC



Historic Crocker Building in center of Taunton redevelopment. Completed on schedule and within budget.



LEE KENNEDY CO INC



Two companion, two story buildings of superior architectural design with extensive site work and landscaping were constructed on a fast track basis with early tenant occupancy critical.



LEE KENNEDY CO INC

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